

EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed Agricultural Residential Cluster Subdivision and envisioned Future Development Program, alternatives to the Agricultural Residential Cluster Subdivision and Future Development Program, as well as environmental impacts, mitigation measures, and residual impacts associated with the Agricultural Residential Cluster Subdivision and Future Development Program.

PROJECT SYNOPSIS

Project Applicant

The project applicant for the Santa Margarita Ranch Agricultural Residential Cluster Subdivision Project is:

Santa Margarita Ranch, LLC
5875 Stockdale Road
Paso Robles, CA 93446
Contact: Karl Wittstrom

Project Description

The proposed project, known as the Santa Margarita Ranch Agricultural Residential Cluster Subdivision Project and Future Development Program, includes two components: 1) an Agricultural Residential Cluster Subdivision (Tentative Tract 2586), for which an application has been filed with the County, and 2) a Future Development Program, for which no application has been filed. Despite its status, the Future Development Program is evaluated in the EIR because of a settlement agreement between the community group Santa Margarita Area Residents Together (SMART), the County, and the applicant (Santa Margarita Ranch, LLC). This agreement required that the applicant submit a Future Development Program for the Ranch at the time of any specific entitlement request (such as the proposed Tentative Tract Map and Conditional Use Permit).

The Santa Margarita Ranch property (hereinafter, “the Ranch”) encompasses approximately 14,000 acres and is located immediately east of U.S. Highway 101, and surrounds the community of Santa Margarita. The proposed Agricultural Residential Cluster Subdivision includes 3,778 acres near the middle of the Ranch, southeast of the community of Santa Margarita, while the Future Development Program occurs in various locations throughout the balance of the 14,000-acre property (refer to Figure ES-1). The proposed subdivision also includes a 2,417 acre remainder lot that is not proposed for development at this time. The remainder parcel is located north of the proposed Agricultural Residential Cluster Subdivision lots, south of the community of Santa Margarita (refer to Figure ES-2).

The specific components of the Agricultural Residential Cluster Subdivision and Future Development Program are described below and summarized in Table ES-1.



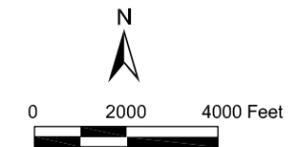
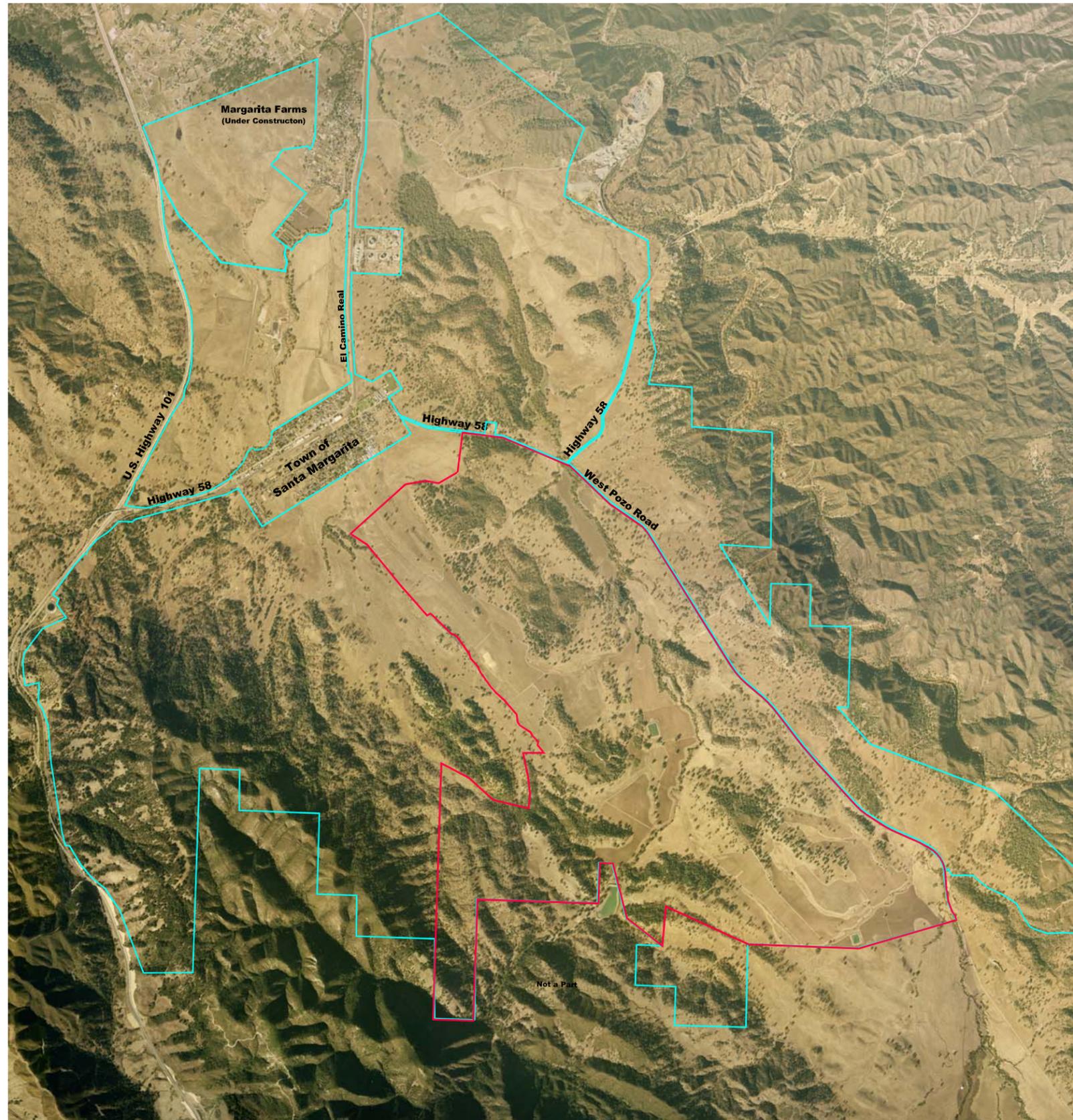
Table ES-1. Summary of Project and Program Components

| Project Element | Project Characteristics |
|---|---|
| Agricultural Residential Cluster Tract 2586 | |
| 111 residential clustered lots | 1.0 to 2.5 acres in size (128 acres) |
| 1 Dwelling Unit at Headquarters Parcel, Parcel 42 | |
| 40-foot wide private easements (residential) and 30-foot wide driveway easements | 16 acres |
| 40-foot wide private easements (residential and agricultural) | 19.1 acres |
| Paved roads | 20 and 18 feet wide (or narrow if approved) |
| Water and Septic Utilities | Water tank, service main and service lines; water wells. 112 on-site septic systems |
| Underground and aboveground utilities | State Water, Salinas Water, Pacific Gas and Electric, Southern California Gas Company, Phillips Petroleum, telephone, and cable |
| Drainage Facilities | Storm Drains and Detention Basins |
| Future Development Program | |
| Remainder of the 550 residential units allowable under the Salinas River Area Plan (minus 36 residential units in Tract 1, and 112 units on Tract 2586) | 402 residential lots, approximately 400 acres (includes 50 affordable workforce units) |
| Private golf course, club house, shop | 27 to 36 holes / 220 to 280 acres |
| Guest ranch, lodge, and restaurant | 150 to 250 units, 40 tables/200 patrons, 100 acres |
| Restaurant | 40 tables/ 200 patrons |
| Bed and breakfast | 12 rooms |
| Café | 20 tables/ 100 patrons |
| Amphitheater | 200 to 600 seats |
| Craft studios, galleries, and shops | 6,000 square feet |
| Interpretive center and gift shops | 3,000 square feet |
| Nine wineries, tasting rooms, and special events | 8 @ 20,000 to 40,000 square feet each, 1 @ 80,000 square feet / 42 events per year per facility: six events with 1,000 people; six events with 500 people; six events with 300 people; ten events with 200 people, and; fourteen events with 100 people |
| Five ranch/farm headquarters | 2.5 acres each |
| Livestock sales yard and café | 20 acres / one Saturday per month with 80 to 100 people / 75 patrons |
| Horse ranch | 30 (+) horses |
| Three places of worship | 2,000 to 5,000 square feet each |
| 40 Year Williamson Act parcels (various agricultural uses) | 3,600 acres |
| Oakenshaw Retreat Center | 16 to 24 units on 30 acres with lodge and residence |
| Neighborhood parkland and swimming pool | 5 acres east of Santa Margarita Community |
| Dedication of land for future Sewage Treatment Plant | Location to be determined: 10 acres |
| Dedication of land for expansion of cemetery | 5 acres |
| Public Hiking / Equestrian Trails | Various locations to be determined upon future non-agricultural development |
| Drainage Facilities | Various Locations, with a community drainage basin upstream of the Community of Santa Margarita |

Agricultural Residential Cluster Subdivision

The proposed Agricultural Residential Cluster Subdivision consists of 111 residential parcels (1.0 to 2.5 acres in size), 1 dwelling unit at the Ranch Headquarters on Parcel 42, and permanent agricultural conservation easements (approximately 3,633 acres). The proposed subdivision also includes a 2,417 acre remainder lot that is not proposed for development at this time. The





- Agricultural Residential Cluster Subdivision Boundary
- Future Development Program Boundary

Proposed Agricultural Residential Cluster Subdivision and Future Development Program Boundaries

Figure ES-1



remainder parcel is located north of the proposed Agricultural Residential Cluster Subdivision lots, south of the community of Santa Margarita (refer to Figure ES-2). Development of the Agricultural Residential Cluster Subdivision would occur in three phases, **each including an agricultural conservation easement (ACE) area**, as depicted on Figure 2-6, and as **Each phase is described in greater detail in** the following paragraphs:

Phase One (1,518 acres) - 40 residential cluster lots (44.8 acres); 1 dwelling unit at the Ranch Headquarters on Parcel 42; 40-foot wide private residential access easement (4.0 acres); 40-foot wide private agricultural and residential access easement (8.7 acres), 22-foot wide or less paved road; water service improvements including a water tank with a minimum capacity of 188,000 gallons that would be screened with vegetation or located underground, looped service main, and service lines to residential parcels; underground wire utilities; 41 individual on-site septic systems and leach fields (located on-site or within the ACE by easement(s)); and, an agricultural conservation easement parcel of approximately 1,469 acres (refer to Figure ES-2). Phase One is scheduled for completion in January 2008.

Phase Two (1,201 acres) - 42 residential clustered lots (49.8 acres); 40-foot wide private residential access easement and 30-foot wide driveway easements (7.8 acres); 40-foot wide private agricultural and residential access easement (5.9 acres); 18-foot wide or less paved road; water service improvements including a looped service main and service lines to residential parcels; underground wire utilities; 42 on-site septic systems and leach fields; and an agricultural conservation easement parcel of approximately 1,144 acres. Phase Two is scheduled for completion in January 2009.

Phase Three (1,057 acres) - 29 residential clustered lots (33.1 acres), 40-foot wide private residential access easement and 30-foot wide driveway easements (4.2 acres); 40-foot wide private agricultural and residential access easement (4.5 acres); 22-foot wide or less paved road; water service improvements including a looped water main and service lines to residential parcels, underground wire utilities, 29 individual on-site septic systems, and an agricultural conservation easement parcel of approximately 1,019 acres. Phase Three is scheduled for completion in January 2010.

Covenants, Conditions and Restrictions (CC&Rs) are required for the 111 clustered residential home sites. The applicant does not propose a Homeowners Association, since no areas would be under common ownership.

An existing access road, located approximately 775 feet northwest of the one-mile bridge or the El Camino Real turn-off for Highway 58, provides primary access to the agricultural cluster subdivision site. Phase Two of the development includes the addition of a secondary access point from Highway 58. The internal roadway system consists of looped, two-lane roadways that connect to driveways to individual home sites. The applicant does not propose public access through the agricultural cluster subdivision. The cluster residential site will remain fenced with two gated entry points to contain cattle within the site, separate residential uses from vineyards, and provide security.

The proposed Agricultural Residential Cluster Subdivision includes 3,633 acres of permanent agricultural conservation easements (ACE's) applied to the areas designated within the proposed tract map. The ACE's provide for the protection of the existing and future on-site



agricultural resources and operations, as well as ongoing recreation and natural resource protection activities, while keeping the land in private ownership and on local tax rolls. The terms of ACE's can be tailored to suit the needs of the landowner and his or her property. While agricultural easements generally restrict all non-agricultural use of the land, continued ranching and farming are permitted, and some limited development may be allowed. For example, an ACE generally permits the construction of new farm buildings and can allow construction of a home for family members or the subdivision of a lot for resale. In addition, ACE's often permit commercial development related to the farm operation. The flexibility of these and other restrictions vary with the characteristics of the agricultural land and the conservation objectives of the easement.

The applicant proposes an ACE rather than a Williamson Act Contract, which preserves agriculture and open space over a rolling term 10 year contract. Williamson Act parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value.

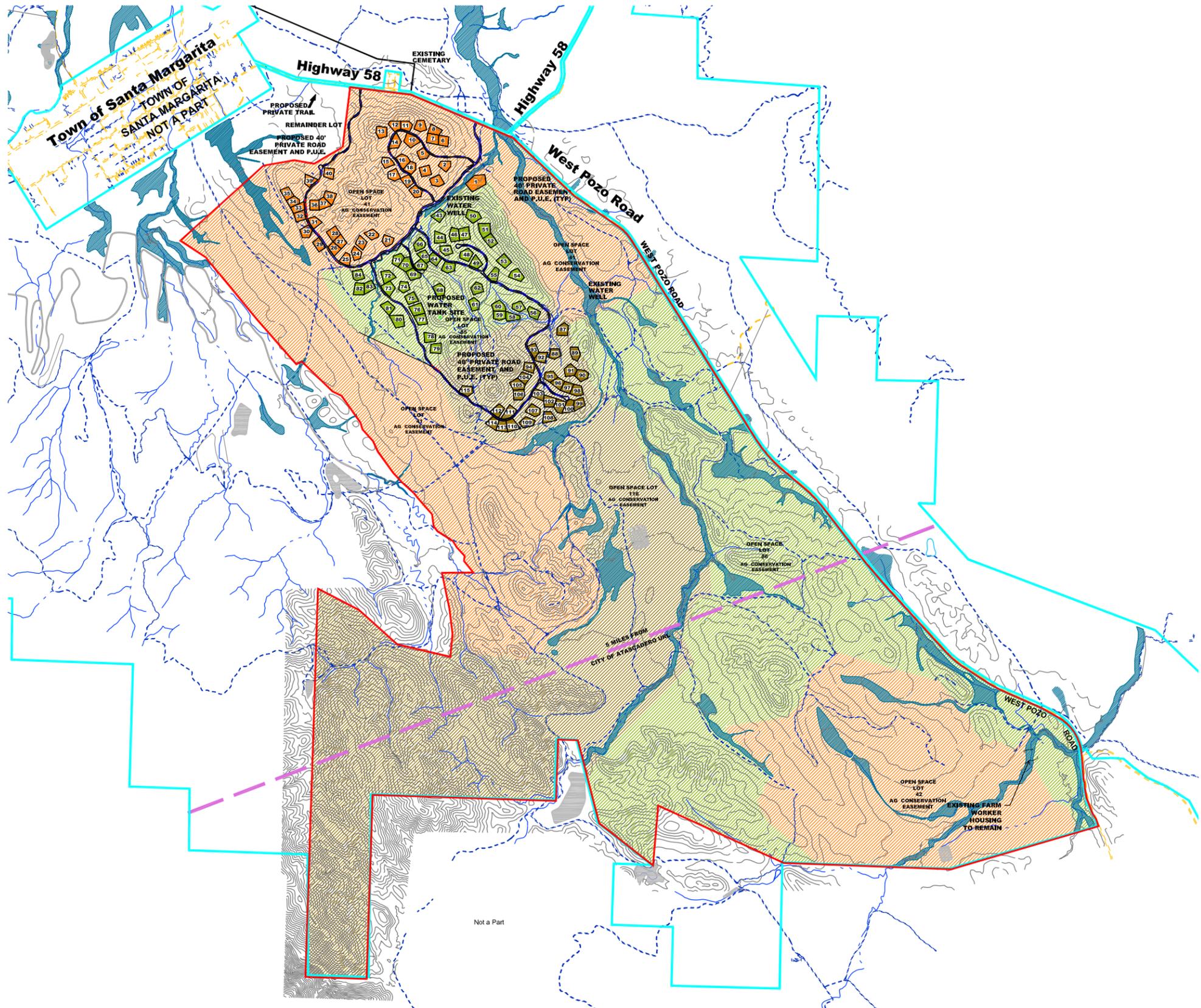
The applicant proposes that the ACE's be included in the Santa Margarita Preserve, a non-profit conservation entity that, in combination with other non-profit agencies such as the California Rangeland Trust, will hold the ACE's and provide funding for operation and management oversight. The applicant proposes that the ACE areas continue to operate as a private ranch in private ownership.

Future Development Program

The Future Development Program occurs throughout the portions of the Santa Margarita Ranch property generally outside the boundaries of the Agricultural Residential Cluster Subdivision, east of Highway 101 and surrounding both the community of Santa Margarita and the proposed Agricultural Residential Cluster Subdivision (refer to Figure ES-3). The Future Development Program includes the balance of the 550 single-family residential units allowable pursuant to the Salinas River Area Plan (approximately 402 residences) and the additional following uses: private golf course, club house and pro shop; guest ranch, lodge, and restaurant; 12-room bed and breakfast; cafe; amphitheater; crafts studios, galleries and shops; interpretive center and gift shops; nine wineries with tasting rooms and permitted special events; neighborhood park and swimming pool; five ranch/farm headquarters; one livestock sales yard and café; three places of worship; and a retreat center. The Future Development Program contemplates two of the envisioned wineries and two of the anticipated ranch headquarters within the Agricultural Conservation Easements (ACEs) associated with the proposed Agricultural Residential Cluster Subdivision.

Table ES-2 lists the Future Development Program contemplated uses with corresponding reasonable worst-case buildout characteristics and required County discretionary approvals. The Future Development Program conceptual land uses and locations are depicted on Figure ES-3.





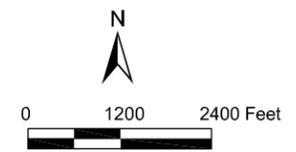
LEGEND

| | |
|--|---|
| | TENTATIVE TRACT 2586 BOUNDARY |
| | PROPOSED LOT LINES FOR TENTATIVE TRACT 2586 RESIDENTIAL CLUSTER SUBDIVISION |
| | RANCH PROPERTY BOUNDARY |
| | WATERS-OF-THE-US |
| | CONTOURS - 25' INTERVAL |

PHASING LEGEND

| | |
|--|--|
| | PHASE ONE DEVELOPED AREA = 44.5 AC (36 LOTS, ROAD, DRIVEWAY EASEMENTS) |
| | PHASE ONE AG CONSERVATION EASEMENT (1469.4 AC) |
| | PHASE TWO DEVELOPED AREA = 63.7 AC (47 LOTS, ROAD/ DRIVEWAY EASEMENTS) |
| | PHASE TWO AG CONSERVATION EASEMENTS (1144.1 AC) |
| | PHASE THREE DEVELOPED AREA = 36.5 ACRES (28 LOTS, ROAD/ DRIVEWAY EASEMENTS) |
| | PHASE THREE AG CONSERVATION EASEMENT (1019.8 AC) |

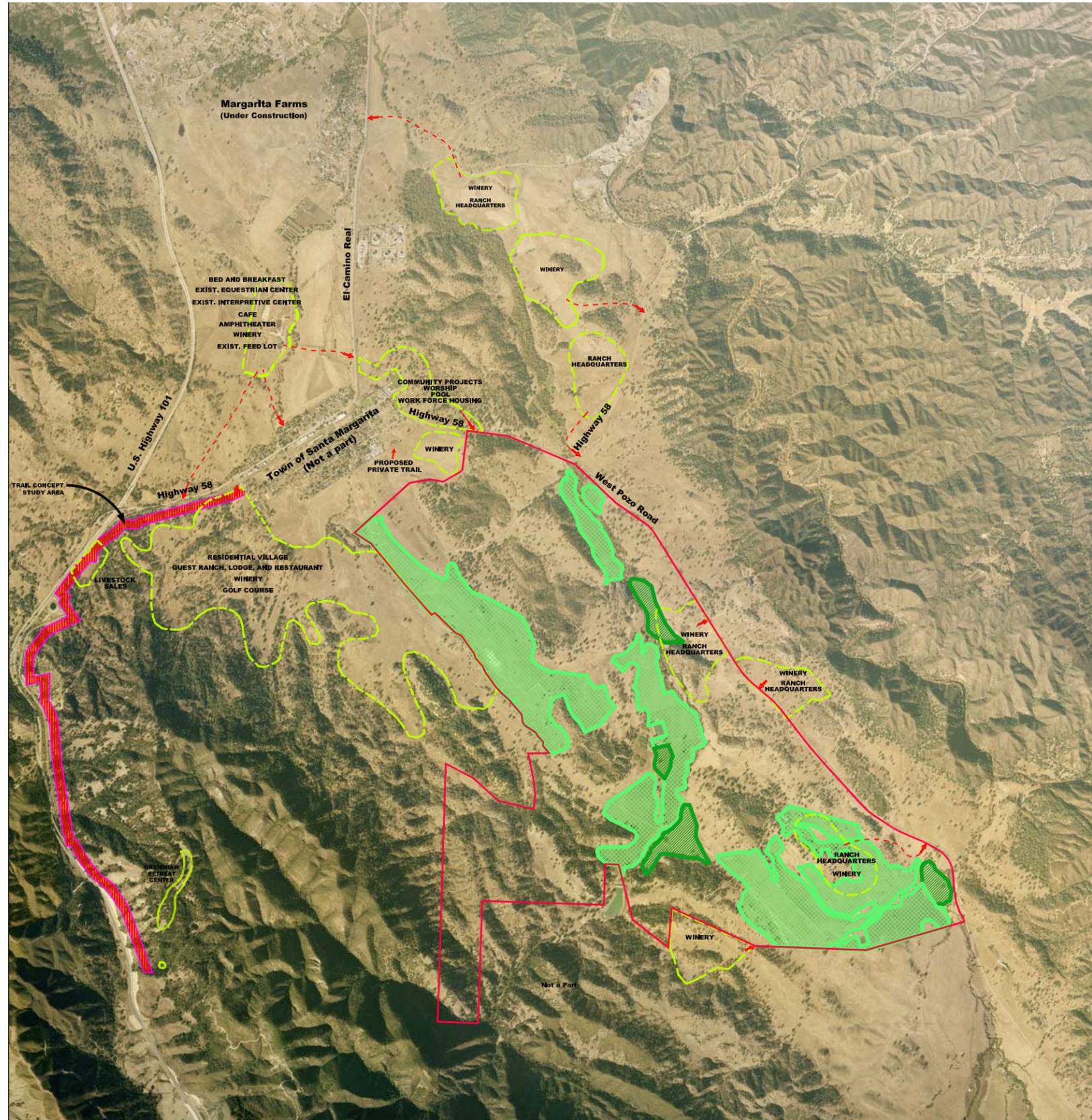
NOTE:
 SEE PRELIMINARY GRADING AND DRAINAGE PLANS FOR INDIVIDUAL RESIDENTIAL LOT DIMENSIONS.



Proposed Agricultural Residential Cluster Subdivision Development Plan Phasing

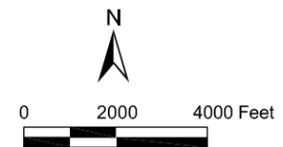
Figure ES-2

Source: EDA Design Professionals, June 2006.



LEGEND

- TENTATIVE TRACT 2586 BOUNDARY (3,778 ACRES)
- PROPOSED LOT LINES FOR TENTATIVE TRACT 2586 RESIDENTIAL CLUSTER SUBDIVISION (112 ACRES FOR RESIDENTIAL LOTS, 163 ACRES TOTAL DISTURBANCE)
- RANCH PROPERTY BOUNDARY (APPROXIMATELY 14,000 ACRES)
- - - - FUTURE DEVELOPMENT PROGRAM LAND USE LOCATIONS (1,836 ACRES TOTAL)
- EXISTING VINEYARD (973.9 ACRES)
- AG IN PROGRESS (INCLUDED IN EXISTING VINEYARD ACREAGE)
- ROADWAYS
- TRAIL CONCEPT STUDY AREA



Future Development Program
 Conceptual Land Uses and Locations

Table ES-2. Future Development Program Components

| Potential Use | Projected Location | Future Buildout | Land Use Approvals Required |
|--|---|--|--|
| 347 Single-Family Residential Lots | Southwest of Town surrounding potential Golf Course; east of town near potential park; scattered throughout the Ranch | 347 single-family residences on 1-acre lots. Residences would each be 3,500 square feet and two stories in height. | Ag Cluster, Building Permit for Existing Lots, and/or Specific Plan for Subdivision other than Ag Cluster |
| 50 affordable housing units | East of town, north of SR 58/West Pozo Rd. | 50 multi-family residential units in one two-story structure | Specific Plan |
| Private Golf Course with Club House and Shop, and associated ancillary facilities (i.e. maintenance) | Southwest of town, south of SR 58/El Camino Real | 36 holes on 280 acres, with 25,000 square foot clubhouse and shop | General Plan Amendment/ zone change and / or Specific Plan if Subdivision other than Ag Cluster is proposed |
| Guest Ranch and Lodge with Restaurant | Southwest of town, south of SR 58/El Camino Real | 250 guest units; 24,000 square foot restaurant with capacity for 40 tables/200 patron restaurant | General Plan Amendment/ zone change, Use Permit, and / or Specific Plan if Subdivision other than Ag Cluster is proposed |
| Bed and Breakfast | North of town at existing headquarters' parcel | 12,000 square foot of structures with 12 suites | Use Permit and / or Specific Plan if Subdivision other than Ag Cluster is proposed |
| Café | North of town at existing headquarters' parcel | 6,000 square foot café with capacity for 20 tables/200 patrons | General Plan Amendment/ zone change, Use Permit, and / or Specific Plan if Subdivision other than Ag Cluster is proposed |
| Amphitheater | North of town at existing headquarters' parcel | 600 seats | General Plan Amendment/ zone change, Use Permit, and / or Specific Plan if Subdivision other than Ag Cluster is proposed |
| Craft studios, galleries and shops | North of town at existing headquarters' parcel and/or on potential winery sites | 6,000 square feet total | General Plan Amendment/ zone change, Use Permit, and / or Specific Plan if Subdivision other than Ag Cluster is proposed |
| Interpretive center and gift shops | North of town at existing headquarters' parcel | 3,000 square feet total | Specific Plan and/or General Plan Amendment/zone change |
| Nine Wineries | Within ACE associated with proposed Agricultural Residential Cluster Subdivision (adjacent to West Pozo Road) | 8 @ 40,000 square feet each with on-site tasting and 42 permitted events per year (up to 14,200 guests). Each winery would contain a retail component including galleries and gift shops. 1 winery at 80,000 Square Feet | Use Permit and/or Specific Plan if Subdivision other than Ag Cluster is proposed |
| | Within ACE associated with proposed Agricultural Residential Cluster Subdivision (southern portion) | | |
| | North of town at existing headquarters' parcel | | |



Table ES-2. Future Development Program Components

| Potential Use | Projected Location | Future Buildout | Land Use Approvals Required |
|--|---|---|--|
| | Northeast corner of Ranch (northernmost winery) | | |
| | Southeast of northern-most winery | | |
| | Northwest of Cluster subdivision, south of SR 58/West Pozo Road | | |
| | Southwest of town, near potential golf course | | |
| | East side of West Pozo Road, approximately 5.5 miles south of town | | |
| | Southwest of Lot 42 Cluster ACE (southern-most winery) | | |
| Five ranch/farm headquarters | Within ACE associated with proposed Agricultural Residential Cluster Subdivision (adjacent to West Pozo Road) | 5,000 square feet residence on 2.5 acre lots each plus, Barns, Shops, etc. | Zoning clearance and / or Specific Plan if Subdivision other than Ag Cluster is proposed |
| | Within ACE associated with proposed Agricultural Residential Cluster Subdivision (southern portion) | | |
| | On northernmost winery site | | |
| | North side of SR 58, northeastern portion of Ranch property | | |
| | On winery site east of West Pozo Road, approximately 5.5 miles south of town | | |
| Livestock sales yard and café | West of town and potential golf course, near Highway 101 | 20 acres; one Saturday per month with up to 100 people; 2,250 square foot café with capacity for 75 patrons | Use Permit and / or Specific Plan if Subdivision other than Ag Cluster is proposed |
| Horse Ranch | North of town at existing headquarters' parcel | 40 horses, with stables structures | Minor Use Permit (MUP) and / or Specific Plan if Subdivision other than Ag Cluster is proposed |
| Three places of worship | East of town, north of SR 58/West Pozo Rd. | 20,000 square feet each (includes parking and related infrastructure/ improvements) | Specific Plan or Use Permit |
| Oakenshaw Retreat Center | Southwestern edge of Ranch property, along Highway 101 | 12,000 square feet and 24 individual cabins | Use Permit and / or Specific Plan if Subdivision other than Ag Cluster is proposed |
| Neighborhood park and swimming pool | East of town, north of SR 58/West Pozo Rd. | 5 acres, with 1,000 square foot pool house | Specific Plan and/or General Plan Amendment/zone change |
| Dedication of land for future sewage treatment plant | Location to be determined | 10 acres | Acceptance of dedication |
| Dedication of land for expansion of cemetery | Adjacent to existing cemetery, north of SR 58/West Pozo Rd. | Additional 5 acres of cemetery development | Acceptance of dedication |



Table ES-2. Future Development Program Components

| Potential Use | Projected Location | Future Buildout | Land Use Approvals Required |
|----------------------------------|---|---|--|
| Public hiking/ equestrian trails | Various locations to be determined upon future non-agricultural development | Hiking/equestrian trails connecting and looping between Santa Margarita, Garden Farms, national forest and the ranch boundary ("De Anza Trail") | N/A |
| Drainage facilities | Various locations. Community Drainage Basin location to be determined in coordination with Specific Plan. | N/A | N/A |
| Special Events | Various Locations | 120,000 people per year including the 22,000 existing served | Use Permit and / or Specific Plan if Subdivision other than Ag Cluster is proposed |

ALTERNATIVES

~~Eleven~~ **Fourteen (14)** alternatives to the proposed Agricultural Residential Cluster Subdivision and Future Development Program were selected for consideration as follows:

- Alternative 1: No Project/No Development
- Alternative 2: No Project/Existing Zoning
- Alternative 3: Revised Cluster Design
- Alternative 4: Revised Cluster Location 1
- Alternative 5: Revised Cluster Location 2
- Alternative 6: Revised Cluster Location 3
- Alternative 7: Tighter Cluster Alternative
- Alternative 8: Alternative Future Development Program Scenario 1
- Alternative 9: Alternative Future Development Program Scenario 2
- Alternative 10: Alternative Future Development Program Scenario 3
- Alternative 11: Alternative Location for Livestock Sales
- **Alternative 12: Amended Project**
- **Alternative 13: Santa Margarita Town Expansion**
- **Alternative 14: Reduced Project**

The No Project/No Development Alternative (Alternative 1) is considered environmentally superior overall, since no development that could result in significant environmental impacts would occur. The No Project/Existing Zoning Alternative (Alternative 2) is also environmentally superior to the proposed Agricultural Residential Cluster Subdivision and Future Development Program. However, the No Project/Existing Zoning Alternative would not preclude future development on the Santa Margarita Ranch. The current land use designation that governs most of the Ranch (i.e., Agriculture) would keep the possibility of development open, pursuant to the County's agricultural cluster subdivision ordinance and other development regulations.

Among the other development alternatives, ~~Alternative 7 (Tighter Cluster Alternative)~~ stands out as particularly **Alternative 14 (Reduced Project Alternative) is environmentally superior**



overall, while Alternatives 12 (Amended Project), 7 (Tighter Cluster Alternative), 3 (Revised Cluster Design), and 13 (Santa Margarita Town Expansion) are all superior to the proposed Agricultural Residential Cluster Subdivision in certain respects. Each of the Alternative Future Development Program Scenarios (Alternatives 8, 9, and 10) would be environmentally superior to the Future Development Program.

~~Alternative 7 (Tighter Cluster Alternative) is the Environmentally Superior Alternative to the proposed Agricultural Residential Cluster Subdivision. Under this alternative, all Lots (excluding one ranch headquarters unit located on Parcel 42) would be clustered in the remainder parcel, north of the proposed Agricultural Residential Cluster Subdivision and south of the community of Santa Margarita, and in the northernmost portion of the Agricultural Residential Cluster Subdivision site (refer to Figure 7-5). Although the amount of site disturbance would be similar to the proposed Agricultural Residential Cluster Subdivision, the overall project footprint would be reduced by approximately 78%. Due to the reduced project footprint, this alternative is superior to the proposed Agricultural Residential Cluster Subdivision for five (5) of the 14 issue areas, including: agricultural resources, biological resources, cultural resources, drainage, erosion and sedimentation and land use. The reduced project footprint would also partially reduce impacts to air quality, geologic stability, public safety and visual resources. For the remaining five (5) issue areas, Alternative 7 would result in similar impacts to the Agricultural Residential Cluster Subdivision because it would generate the same number of new residents. These issue areas include: noise, public services, recreation, transportation and circulation, and water and wastewater. Although equal to the proposed Agricultural Residential Cluster Subdivision for per capita impacts, Alternative 7 is environmentally superior overall.~~

Alternative 14 (Reduced Project Alternative) is environmentally superior to the Agricultural Residential Cluster Subdivision because it would reduce the size of the project from 112 to 40 lots and would reduce associated site disturbance by approximately 64%. The reduced site disturbance would result in fewer impacts related to agricultural resources, biological resources, drainage, erosion and sedimentation, and visual resources. Fewer lots and an associated decrease in project residents would further reduce impacts to air quality, noise, public safety, public services, recreation, transportation and circulation, and water and wastewater. Remaining impact areas (cultural resources, geologic stability and land use) would be reduced through a combination of the lesser site disturbance and fewer project residents. Overall, this alternative would be environmentally superior to the proposed Agricultural Residential Cluster Subdivision for 12 of the 14 issue areas, and environmentally superior/equal to the Agricultural Residential Cluster Subdivision for the remaining two issue areas.

Alternative 9 (Alternative Future Development Program Scenario 2) and Alternative 10 (Alternative Future Development Program Scenario 3) are both environmentally superior to the Future Development Program for all 14 issue areas. Of the two, Alternative 10 is more environmentally superior because it reduces development potential to a greater extent.

Alternative 10 (Alternative Future Development Program Scenario 3) would eliminate Future Development Program land uses in the most sensitive cultural resource areas. This would involve the elimination of the following uses: a 12-room Bed and Breakfast, 6,000 square foot café, 600 seat amphitheater, 9,000 square feet of craft studios, galleries, an interpretive center, and gift shops, and a 40,000 square foot winery on the existing Ranch headquarters parcel; a



347-unit residential village, 250-unit guest ranch and lodge with a 24,000 square foot restaurant, 40,000 square foot winery including an additional 6,000 square foot retail component, and a 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop located southwest of the community of Santa Margarita; one Ranch headquarter located northwest of SR 58 (after SR 58 curves northerly); and one winery/Ranch headquarter located in the southern portion of the Ranch property, west of West Pozo Road. Due to the extent of eliminated envisioned uses, impacts related to construction and long-term site disturbances, such as biological resources, cultural resources, geologic stability and visual resources would decrease considerably. In addition, since 942 fewer residents (68% less) would be added to area, impacts based on a per capita generation would also decrease considerably. These issues include public services, recreation, and water and wastewater. In addition, this alternative would result in a decrease of approximately 6,843 daily trips (74% less) as compared to the currently envisioned Future Development Program. Air quality, noise, and transportation and circulation would therefore be reduced. Because 942 fewer residences would be developed, fewer additional residents or property would be exposed to geologic or other public safety hazards. Overall, this alternative would be environmentally superior to the currently envisioned Future Development Program.

The alternatives analysis is described in further detail in Section 6.0, *Alternatives*.

AREAS OF CONCERN

Pursuant to State CEQA Guidelines § 15123(b)(2), this EIR acknowledges the areas of controversy and issues to be resolved which are known to the County of San Luis Obispo or were raised during the scoping process. A Notice of Preparation (NOP) was prepared and circulated for a 30-day public review period that began on November 19, 2004 and ended December 20, 2004. Several comment letters from the public, and comment letters from public agencies (i.e., U.S. Department of Transportation, Federal Aviation Administration; U.S. Department of Agriculture; U.S. Department of Commerce, National Oceanic and Atmospheric Administration; California Highway Patrol; California Department of Conservation; California Department of Forestry/San Luis Obispo County Fire Department; San Luis Obispo County Air Pollution Control District; County of San Luis Obispo Department of Agriculture; County of San Luis Obispo Public Works Department; San Luis Obispo County Parks), were received in response to the NOP. NOP comment letters are included in Appendix A of this EIR.

Primary environmental areas of concern raised by the commenting agencies and public include:

- Aviation hazards
- Impacts and trail connections to Santa Lucia Wilderness
- Water supply, including groundwater impacts
- Water quality
- Fire safety
- Erosion, sedimentation and water supply impacts on Steelhead
- Construction traffic
- Operational traffic
- Traffic and pedestrian safety
- Site access



- Impacts on agricultural production, including existing vineyard operations
- Growth-inducing impacts
- Consistency with Land Use Ordinance requirements
- Air contaminant emissions
- Provision of parks, recreation, and trail facilities
- Drainage and flood hazards
- Winery noise, light, traffic, air quality, and biological impacts
- Impacts from special events
- Visual impacts from lighting

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-3 identifies Agricultural Residential Cluster Subdivision environmental impacts, proposed mitigation measures, and residual impacts. Table ES-4 follows to identify Future Development Program impacts, which represent the impacts of cumulative buildout of the Ranch property. Impacts are organized by classes. Each bolded impact listing also contains a statement of the significance determination for the environmental impact as follows:

Class I. Significant and Unavoidable: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the State CEQA Guidelines.

Class II. Significant but Mitigable: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the State CEQA Guidelines.

Class III. Not Significant: An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.

Class IV. Beneficial: An effect that would reduce existing environmental problems or hazards.

Refer to Section 1.5 of this EIR for a discussion of additional effects found not to be significant through the scoping process for the proposed Agricultural Residential Cluster Subdivision and Future Development Program. Issue areas with effects found not to be significant include: mineral resources; housing displacement; and Habitat or Community Conservation Plan consistency.

SIGNIFICANT AND UNAVOIDABLE IMPACTS

The proposed Agricultural Residential Cluster Subdivision would result in eleven (11) significant and unavoidable (Class I) impacts. Issue areas with Class I impacts include: agricultural resources; air quality; biological resources; cultural resources; noise; transportation and circulation; visual resources; and water and wastewater. Each of these issue areas would



result in one Class I impact, with the exception of agricultural resource, air quality and cultural resources, which would each result in two. Impacts are discussed in greater detail in Section 4.0 of this EIR and are summarized in Table ES-3 below.

The Future Development Program would result in eleven (11) significant and unavoidable (Class I) impacts. Issue areas with Class I impacts include: agricultural resources; air quality; biological resources; cultural resources; noise; transportation and circulation; visual resources; and water and wastewater. Each of these issue areas would result in one Class I impact, with the exception of agricultural resources, cultural resources and transportation and circulation, which would each result in two. Impacts are discussed in greater detail in Section 4.0 of this EIR and are summarized in Table ES-4 below.



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|--|---|
| Impact | Mitigation Measures | Residual Impacts |
| AGRICULTURAL RESOURCES | | |
| <p>ARCS Impact AG-1 The proposed Agricultural Residential Cluster Subdivision would permanently compromise the sustainability of a 676.7-acre grazing unit and would permanently convert 5 21.2 acres containing prime soils to non-agricultural uses. Impacts related to agricultural conversion would be Class I, <i>significant and unavoidable</i>.</p> | <p>No feasible measures are available that would mitigate impacts to the on-site grazing unit and prime soils located on the Agricultural Residential Cluster Subdivision site without substantial redesign of the proposed Agricultural Residential Cluster Subdivision.</p> | <p>Impacts would remain Class I, <i>significant and unavoidable</i>.</p> |
| <p>ARCS Impact AG-2 The proposed Agricultural Residential Cluster Subdivision would create conflicts between proposed urban uses and existing and future agricultural uses. Potential land use conflicts are a Class I, <i>significant and unavoidable</i>, impact.</p> | <p>ARCS AG-2(a) Disclosure of Potential Nuisance. In accordance with the County Right to Farm Ordinance (No. 2050), upon the transfer of real property on the Agricultural Residential Cluster Subdivision site, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make all prospective homeowners in the proposed Agricultural Residential Cluster Subdivision aware that although potential impacts or discomforts between agricultural and non-agricultural uses may be lessened by proper maintenance, some level of incompatibility between the two uses would remain. This notification shall include disclosure of potential nuisances associated with on-site agricultural uses, including the frequency, type, and technique for pesticide spraying, frequency of noise-making bird control devices, dust, and any other vineyard practices that may present potential health and safety effects. Should crop maintenance practices change substantially (e.g., through the use of new agricultural chemicals or application techniques), notification shall be provided to existing and prospective project residents. In addition, the notification shall identify that adjoining agricultural land is permanently protected for agricultural uses, and that future agricultural uses may vary from current uses and might include processing facilities, nighttime operation, wind machines, odor, dust, noise, legal chemical applications, use and creation of compost, and/or changes in irrigation patterns and water use. The establishment of new agricultural uses, if established in accordance with standard agricultural practices, will not be considered a nuisance from the time of establishment.</p> <p>ARCS AG-2(b) Agricultural Buffers. The applicant shall maintain buffered lot locations as approved by the Agricultural Commissioner. Additionally, a building limit line shall be established for habitable structures on Lots 1, 99 and 100 and 101.</p> | <p>Implementation of the above mitigation measures and the proposed agricultural conservation easements would partially reduce land use compatibility impacts. However, given the non-contiguous design of proposed lots and the intensity of existing agricultural activities on the site (vineyards), impacts would remain Class I, <i>significant and unavoidable</i>.</p> <p>Refer to Section 4.9, <i>Public Safety</i>, for a discussion of impacts related to agricultural chemicals and agricultural vehicle conflicts. Refer to Section 4.4, <i>Cultural Resources</i>, for a discussion of impacts to the historical agricultural values of the site.</p> <p>It should be noted that the proposed Agricultural Residential Cluster Subdivision and envisioned Future Development</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|--|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>ARCS AG-2(c) Oak Tree Retention. All existing oak trees located between Agricultural Residential Cluster Subdivision lots and vineyards shall be retained for screening/buffering purposes. Should oak tree removal be required for safety reasons, trees shall be replaced in accordance with Agricultural Residential Cluster Subdivision measure B-3(b) (Oak Tree Replacement, Monitoring, and Conservation).</p> <p>ARCS AG-2(d) No-Climb Fencing. Existing fencing located between the outer perimeter of Agricultural Residential Cluster Subdivision residential lots and vineyards shall be maintained in perpetuity, or new no-climb fencing shall be installed, to reduce trespass potential.</p> | <p>Program would not result in impacts related to agricultural tourism activities on the site (e.g., tours, dude ranch activities), when compared to existing conditions, because no intensification of existing baseline agricultural tourism activities is proposed with the exception of the guest ranch and other lodging units evaluated throughout this EIR. Ongoing and/or intensified agricultural tourism activities are subject to County land use regulations and nuisance ordinances.</p> |
| AIR QUALITY | | |
| <p>ARCS Impact AQ-1 The proposed Agricultural Residential Cluster Subdivision will result in operational air pollutant emissions, primarily from vehicular traffic. This would result in an exceedance of the APCD thresholds, and would be a Class I, <i>significant and unavoidable</i>, impact.</p> | <p>The San Luis Obispo County APCD <i>CEQA Air Quality Handbook</i> (April 2003) requires that all projects generating 20 to 24 25 or more pounds per day of any individual pollutant implement standard site design and energy efficiency measures, as well as additional all feasible discretionary site design and energy efficiency mitigation measures. Standard and discretionary measures are described in greater detail below. In addition, in certain cases further mitigation measures are required for projects generating 25 or more pounds per day, including off-site measures, which are designed to offset emissions from large projects that cannot be fully mitigated with on-site measures. Standard site-design measures include: linking cul-de-sacs and dead-end streets to encourage pedestrian and bicycle travel; providing traffic calming modifications to project roads, such as narrower streets, speed platforms, bulb-outs and intersection modifications designed to reduce vehicle speeds; easements or land dedications for bikeways and pedestrian walkways; and, providing continuous sidewalks separated from the roadway by landscaping and on-street parking. These measures apply primarily to urban residential development and would not feasibly reduce impacts associated with be applicable to the Agricultural Residential Cluster Subdivision. Similarly, not all discretionary site-design measures would be feasible due to the rural location of the Agricultural Residential Cluster Subdivision, including providing transit turnouts and pedestrian signalization and signage. Due to the infeasibility of standard and discretionary site-design measures, as well as the remote nature and size of the Agricultural Residential Cluster Subdivision, off-site mitigation would be required. It should be noted, however, that several Agricultural</p> | <p>Because sStandard site-design mitigation measures required by the APCD would not be applicable to the proposed Agricultural Residential Cluster Subdivision, and discretionary site design measures would be largely infeasible. Off-site measures would reduce emissions to below Tier 2 thresholds. However, the Agricultural Residential Cluster Subdivision would still exceed Tier 1 thresholds. Impacts would therefore therefore remain Class I, <i>significant and unavoidable</i>.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

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|---|---|-------------------------|
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| | <p>Residential Cluster Subdivision measures in Section 4.12, <i>Transportation and Circulation</i>, improve pedestrian and bicyclist infrastructure. These measures include Agricultural Residential Cluster Subdivision measures T-1(a) (SR 58 South of J Street), T-1(e) (Estrada Avenue/H Street Warning Beacon), T-4(a) (El Camino Real/Encina Avenue In-Pavement Flashing Lights) and T-4(b) (Pedestrian Pathway). Although these measures would not reduce the transportation-related air quality impacts to a less than significant level, they would partially reduce vehicle trips in the vicinity. The following standard-energy efficiency mitigation measures and discretionary measures are required, which incorporate all applicable and feasible standard and discretionary measures, as well as off-site measures in accordance with APCD guidance:</p> <p>ARCS AQ-1(a) Energy Efficiency. The applicant shall increase building energy efficiency ratings by at least 10% above what is required by Title 24 requirements. Potential energy consumption reduction measures include, but are not limited to:</p> <ul style="list-style-type: none"> • Using roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs and/or installing photovoltaic roof tiles; • Using high efficiency gas or solar water heaters; • Using built-in energy efficient appliances; • Installing double-paned windows; • Installing door sweeps and weather stripping if more efficient doors and windows are not available; • Installing low energy interior lighting; • Using low energy street lights (i.e. sodium); and • Installing high efficiency or gas space heating. <p>ARCS AQ-1(b) Shade Trees. Shade trees native to the Santa Margarita Ranch shall be planted to shade the southern exposure of on-site homes and structures, decreasing indoor temperatures and reducing energy demand for air conditioning. The landscape plan shall be submitted to the San Luis Obispo APCD for review and comment. County Planning and Building shall review project landscaping plans for consistency with this mitigation measure.</p> <p>ARCS AQ-1(c) Outdoor Electrical Outlets. All new homes shall be constructed with outdoor electrical outlets to encourage the use of electric appliances and tools.</p> | |



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| | <p>ARCS AQ-1(d) Telecommuting. All new homes shall be constructed with internal wiring/cabling that allows telecommuting, teleconferencing, and telelearning to occur simultaneously in at least three locations in each home. This control measure seeks to reduce emissions by promoting telecommuting for any employee whose job can accommodate working from home.</p> <p>ARCS AQ-1(e) Residential Wood Combustion. All new homes shall only be permitted to install APCD-approved wood burning devices, as applicable. Approved devices include:</p> <ul style="list-style-type: none"> • All EPA-certified phase II wood burning devices; • Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-certified but have been verified by a nationally-recognized testing lab; • Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-certified but have been verified by a nationally-recognized testing lab; • Pellet-fueled wood heaters; and • Dedicated gas-fired fireplaces. <p>“Backyard” green waste burning shall be prohibited due to nuisance and negative health effects.</p> <p>ARCS AQ-1(f) Off-Site Mitigation. Prior to issuance of grading permits, the applicant shall work with APCD to define and implement off-site emission reduction measures to reduce emissions to below Tier 2 levels. In accordance with APCD methodology, the excess emissions shall be multiplied by the cost effectiveness of mitigation as defined in the State’s current Carl Moyer Incentive Program Guidelines to determine the annual off-site mitigation amount. This amount shall then be extrapolated over the life of the project to determine total off-site mitigation. Off-site emission reduction measures may include, but would not be limited to:</p> <ul style="list-style-type: none"> • Developing or improving park-and-ride lots; • Retrofitting existing homes in the project area with APCD-approved wood combustion devices; • Retrofitting existing homes in the project area with energy-efficient devices; | |



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| | <ul style="list-style-type: none"> • Constructing satellite worksites; • Funding a program to buy and scrap older, higher emission passenger and heavy-duty vehicles; • Replacing/re-powering transit buses; • Replacing/re-powering heavy-duty diesel school vehicles (i.e. bus, passenger or maintenance vehicles); • Funding an electric lawn and garden equipment exchange program; • Retrofitting or re-powering heavy-duty construction equipment, or on-road vehicles; • Re-powering marine vessels; • Re-powering or contributing to funding clean diesel locomotive main or auxiliary engines; • Installing bicycle racks on transit buses; • Purchasing particulate filters or oxidation catalysts for local school buses, transit buses or construction fleets; • Installing or contributing to funding alternative fueling infrastructure (i.e. fueling stations for CNG, LPG, conductive and inductive electric vehicle charging, etc.); • Funding expansion of existing transit services; • Funding public transit bus shelters; • Subsidizing vanpool programs; • Subsidizing transportation alternative incentive programs; • Contributing to funding of new bike lanes; • Installing bicycle storage facilities; and • Providing assistance in the implementation of projects that are identified in City or County Bicycle Master Plans. | |
| <p>ARCS Impact AQ-4 The Agricultural Residential Cluster Subdivision would exceed the population growth assumptions of the 2001 Clean Air Plan (CAP). In addition, due to the distance of the site from services, Agricultural Residential Cluster Subdivision implementation would result in a substantial increase in vehicle miles traveled. Therefore, the Agricultural Residential Cluster</p> | <p>No feasible measures are available to reduce the population generation associated with the Agricultural Residential Cluster Subdivision without substantially redesigning the proposed subdivision. In addition, no measures are available to substantially reduce the vehicle miles traveled associated with the Agricultural Residential Cluster Subdivision, due to the distance between the project and community services.</p> | <p>Impacts would remain Class I, <i>significant and unavoidable</i>.</p> |



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| Subdivision is inconsistent with the CAP. This is a Class I, significant and unavoidable impact. | | |
| BIOLOGICAL RESOURCES | | |
| <p>ARCS Impact B-3 The proposed Agricultural Residential Cluster Subdivision would result in the removal of and/or impacts to an estimated 200 to 400 blue oak, coast live oak, and valley oak trees within the Blue Oak Woodland, Coast live Oak Woodland, Valley Oak Woodland, Valley Needlegrass Grassland, and California Annual Grassland habitats on the site as well as the conversion of 60.1 acres of native oak woodland habitat. In the short term accordance with Kuehl Bill mitigation techniques, half of the oak trees that are removed or impacted can be replaced, but the quality of their due to the long time-period required for the planted trees to possess equivalent oak woodland habitat values will not be the same until the new trees mature, the timeframe of which cannot be accurately determined, and the fact that there is no assurance that oak trees designated to remain on the lots will be protected in the future, impacts to oak trees and Thus, impacts to oak woodlands are Class I, significant and unavoidable.</p> | <p>Individual oak trees are considered to be a special-status biological resource by the County of San Luis Obispo and mitigation measures are required. The following measures are designed to mitigate reduce development-related impacts to oak trees to a less than significant level per County requirements. Agricultural Residential Cluster Subdivision measure B-9(c) (Pre-Construction Bird Survey) contains requirements for avoiding impacts to potential nesting raptors or other migratory birds.</p> <p>ARCS B-3(a) Tree Identification. The development plan shall be reviewed by the County approved arborist or botanist and must include the following information:</p> <ol style="list-style-type: none"> 1. The species, diameter at breast height, location, and condition of all existing trees; 2. Which trees will be retained, removed, or relocated; 3. The location of proposed utilities, driveways, street tree locations, and the size and species of proposed street trees; and 4. A landscaping plan that shows the size and species of all trees proposed to be planted. <p>ARCS B-3(b) Heritage Oak Tree Avoidance. Grading and development shall avoid the removal of oak trees to the maximum extent possible. Such activities must minimize potential disturbance to oaks and their associated root zones to the maximum extent possible, with final site plans requiring concurrence from County staff to ensure compliance with this provision. Heritage oak trees or other oak trees with an equal to or greater than 36 inch DBH shall be avoided, or if avoidance is not feasible (with feasibility to be determined by future applicants in consultation with County staff), then such oak tree(s) shall be transplanted to a determined receptor site. Refer to ARCS B-3(e) (Oak Tree Protection and Mitigation and Monitoring Plan) for planting details.</p> <p>ARCS B-3(c) Oak Tree Protection and Mitigation and Monitoring Plan. A qualified arborist/botanist shall inventory all oak trees within 200 feet of the limits of grading and provide measures to ensure the required replacement ratios per County standards are achieved, and that remaining oak trees are adequately protected</p> | <p>Implementation of the above mitigation measures would reduce impacts to oak trees and oak woodland habitat to the extent feasible. The effectiveness of the long-term provisions of the oak tree replacement would be a function of the financial capabilities of the applicant and the willingness of that entity to enforce implement the recommendations of the County-approved biologist arborist conducting the monitoring program.</p> <p>In the short-term, impacts to oak trees and oak woodland habitats cannot be mitigated, because of the length of time required for replacement trees to reach maturity and for the conservation areas to have a similar habitat values as those the oak woodland areas that are replaced removed and /or impacted. Therefore, impacts remain a Class I, significant and unavoidable impact.</p> |



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| | <p>during construction activities. In addition, the project arborist/botanist shall monitor construction activities and enforce an approved tree protection plan. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be preserved. On average, the outer edge of the tree root zone is 1.5 times the distance from the trunk to the dripline of the tree. For Valley Oak trees, the protection/setback zone shall be 100 feet from the base of the trunk. The project arborist/botanist must approve work within the root protection zone.</p> <p>Construction Requirements. Development of Future Development Program land uses shall abide by the requirements of the County approved arborist/botanist for construction. Requirements shall include but not be limited to: the protection of trees with construction setbacks; construction fencing around trees; grading limits around the base of trees as required; and a replacement plan for trees removed including replacement at a minimum 4:1 ratio for oak trees 6 inches DBH or greater.</p> <p>Replacement plantings shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Cages shall be placed over each oak tree to protect it from deer and other herbivores. All oak trees should be planted between October to January. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented after approved by the County. Average tree densities shall be no greater than one tree every twenty feet and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. Replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines, etc). A seasonally timed maintenance program, which includes appropriate browse protection, will be developed for all oak tree planting areas on the Santa Margarita Ranch. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced on the Ranch. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County's Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County by October 15 each year. Annual monitoring reports will include specifics discussed below.</p> <p>All trees planted as mitigation shall have an 80% survival rate after five years. If any trees planted as mitigation do not survive at five years from the time of planting, they</p> | |



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| | <p>will be replaced as soon as possible as determined by the arborist/botanist. The replacement mitigation trees shall also have an overall survival rate of 80% after five years from date of planting.</p> <p>While the oak tree mitigation and monitoring plan would reduce impacts to oak trees and oak woodland, in some areas, oak trees and oak woodland habitat that are lost would take at least 50 years to restore because they take at least that long to establish. The loss of habitat values will also take a long period of time to mitigate by replacement plantings in recently developed or natural settings for the same reason. The lost mass can be mitigated in the long term by implementing the above mitigation measures, the oak tree mitigation and monitoring plan, but in the short term the lost mass cannot be replaced.</p> <p>ARCS B-3(a) Oak Tree Inventory, Avoidance, and Protection Plan. The applicant shall prepare an Oak Tree Inventory, Avoidance and Protection Plan as outlined herein. The plan shall be reviewed by the County approved arborist prior to approval of grading permits, and shall include the following items:</p> <ol style="list-style-type: none"> 1. Comprehensive Oak Tree Inventory. This shall include the following information: <ol style="list-style-type: none"> a) An inventory of all trees at least 5 inches in diameter at breast height within 50 feet of all proposed Agriculture Residential Cluster Subdivision impact areas. All inventoried trees shall be shown on maps. The species, diameter at breast height, location, and condition of these trees shall be documented in data tables. b) Identification of trees which will be retained, removed, or impacted. This information shall be shown on maps and cross-referenced to data tables described in Item (a). c) The location of proposed structures, utilities, driveways, septic tanks, leach fields, grading, retaining walls, outbuildings, and impervious surfaces shall be shown on maps. The applicant shall clearly delineate the building sites/building control lines containing these features on the project plans. In addition, the plans shall include any fenced areas for livestock or pets and clearance areas prescribed by CalFire. | |



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| | <p>d) A landscaping plan that describes the size and species of all trees, shrubs, and lawns proposed to be planted in the project area, including the limits of irrigated areas.</p> <p>e) Revised drainage patterns that are within 100 feet upslope of any existing oak trees to remain. All reasonable efforts shall be made to maintain historic drainage patterns and flow volumes to these trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage.</p> <p>2. Oak Tree Avoidance Measures. Grading and development within proposed lots shall avoid the removal of oak trees to the maximum extent possible. Such activities must minimize potential disturbance to oaks and their associated root zones to the maximum extent possible, with final site plans requiring concurrence from County staff to ensure compliance with this provision.</p> <p>3. Oak Tree Protection Guidelines. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be retained that occurs within 50 feet of impact areas. The following guidelines shall be included:</p> <p>a) A qualified arborist shall determine the critical root zone for each retained tree on a case-by-case basis, based upon tree species, age, and size. This area will vary from 1.0 to 1.5 times its diameter at breast height [as specified in Harris, Clark and Matheny (2004) Arboriculture]. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the tree.</p> <p>b) All oak trees to remain within 50 feet of impact areas (construction or grading) shall be marked for protection and the root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. The project arborist must approve any work within the root protection zone.</p> <p>c) Care shall be taken to avoid surface roots within the top 18 inches of</p> | |



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| | <p>soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above ground surface.</p> <p>d) Unless previously approved by the County, the following activities shall be prohibited within the root zone of remaining oak trees: year-round irrigation (no summer watering, unless “establishing” a new tree or native compatible plant for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); or disturbance of soil that impacts roots (e.g., tilling).</p> <p>Trimming oak branches shall be minimized, especially for larger lower branches, and the amount done in one season shall be limited to 10 to 30% of the canopy to reduce stress/shock. If trimming is necessary, the applicant shall either use a qualified arborist or utilize accepted arborist’s techniques.</p> <p>ARCS B-3(b) Oak Tree Replacement, Monitoring, and Conservation. Of those trees identified under Agricultural Residential Cluster Subdivision measure B-3(a) as being removed or impacted, 50% shall be replaced per County and Kuehl Bill standards. A conservation easement or monetary contribution to the Oak Woodlands Conservation Fund shall be used for the remaining mitigation.</p> <p>1. Replacement. The County approved arborist shall provide or approve an oak tree replacement plan at a minimum 4:1 ratio for oak trees removed and a minimum replacement ratio of 2:1 for oak trees impacted (i.e., disturbance within the root zone area).</p> <p>a) Replacement plantings shall be from regionally- or locally-collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54” tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two-foot diameter and 2-feet deep, shall be used below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented after approved by the County.</p> | |



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| | <p>Average tree densities shall be no greater than one tree every twenty feet and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. Replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g., lawns, leach lines, etc). Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a three-foot radius from the tree or installation of a staked “weed mat” or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas on the Agricultural Residential Cluster Subdivision. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced within the Agricultural Residential Cluster Subdivision. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County’s Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County by October 15 each year. Annual monitoring reports will include specifics discussed below.</p> <p>b) <u>The restored area shall be at a minimum equal in size to the area of oak woodlands lost or disturbed.</u></p> <p>c) An approved arborist shall submit to the County an initial post-planting letter report, and thereafter annual monitoring reports shall be submitted. All trees planted as mitigation shall have an 80% survival rate after seven years. If any trees planted as mitigation do not survive at seven years from the time of planting, they will be replaced as soon as possible as determined by the arborist/botanist.</p> <p>d) A cost estimate for the planting plan, installation of new trees, and maintenance of new trees for a period of seven years shall be prepared</p> | |



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| | <p>by a qualified individual and approved by the County. Prior to site grading/issuance of construction permits, a performance bond, equal to the cost of the estimate, shall be posted by the applicant. The replacement mitigation trees shall also have an overall survival rate of 80% after seven years from date of planting.</p> <p>2. Maintenance. Unless previously approved by the County, the following activities are not allowed within the root zone of newly planted oak trees:</p> <ul style="list-style-type: none"> a) Year-round irrigation (no summer watering, unless ‘establishing’ a new tree or native compatible plant for up to 3 years); b) Grading (includes cutting and filling of material); c) Compaction (e.g., regular use of vehicles); d) Placement of impermeable surfaces (e.g., pavement); or e) Disturbance of soil that impacts roots (e.g., tilling). <p>Trimming oak branches shall be minimized, especially for larger lower branches, and the amount done in one season shall be limited to 10 to 30% of the canopy to reduce stress/shock. If trimming is necessary, the applicant shall either use a qualified arborist or utilize accepted arborist’s techniques.</p> <p>3. Conservation Easements and/or Contribution to the Oak Woodlands Conservation Fund. Replanting detailed above can account for up to 50% of the mitigation requirement. The remaining mitigation shall be in accordance with the County’s Oak Woodland Mitigation Plan. Per the County’s draft Plan, the mitigation shall be a minimum of a 2,000 square foot conservation easement per tree removed (based upon an average 50 foot diameter canopy). The oak conservation area shall be designated on-site and be managed by a third party.</p> | |
| CULTURAL RESOURCES | | |
| <p>ARCS Impact CR-1 As defined in Appendix E (Cultural Landscape Report), ¶the historic core of the Santa Margarita Ranch is a rural historic district eligible for the CRHR. The proposed Agricultural Residential</p> | <p>ARCS CR-1(a) Avoidance. The preferred mitigation measure is avoidance of the impacts described above. If avoidance cannot be achieved, other forms of mitigation, such as graphic documentation (photographs, drawings, etc.) and archaeological data recovery, will lessen the impacts but will not mitigate the loss of integrity to a less than significant level.</p> <p>ARCS CR-1(b) Cultural Design Guidelines. The Architecture and Landscape</p> | <p>Although impacts would be reduced through the above mitigation measures, no mitigation is available to avoid significantly impacting the integrity of the design, setting, materials, feeling, and association of this important</p> |



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| <p>Cluster Subdivision is located in one of the character-defining areas of the ranch district. Development of the proposed residential cluster in this area would substantially diminish the integrity of the design, setting, materials, feeling, and association of this important character-defining area. In addition, implementation of the Agricultural Residential Cluster Subdivision would adversely impact traditional Native American values. This is considered a Class I, <i>significant and unavoidable</i>, impact.</p> | <p>Guidelines (refer to Agricultural Residential Cluster Subdivision measure VR-1(b) in Section 4.13, <i>Visual Resources</i>) shall incorporate the design principles, plans, and massing of historic ranch structures, such as sandstone or adobe construction, one-story height, gable roofs, shiplap siding, and natural landscaping. The County will have final approval over the project design elements, based in part on consultation with a qualified historian.</p> <p>ARCS CR-1(c) Viewshed Preservation. Because the native flora of the ranch is a key character defining feature of the historic landscape and a critical element of the historic viewshed, non-agricultural open space should be left in natural grasses, with native trees and other flora.</p> <p>It should be noted that Agricultural Residential Cluster Subdivision measure VR-1(a) in Section 4.13, <i>Visual Resources</i>, which prohibits structural silhouetting on ridgelines, would also reduce this impact.</p> <p>ARCS CR-1(d) Preservation of Key Landscape Elements. New roads on the ranch shall follow the natural topography to the extent possible, without substantial cuts or fills; the roads shall be as narrow as allowed by County requirements, with no verges. Signage must be subdued, and not mar or interfere with the views. Historic types of fencing shall be used.</p> <p>To facilitate preservation of these landscape elements, historic roads and other landscape remnants shall be recorded and mapped in greater detail. In particular, a survey of El Camino Real shall be carried out by a qualified professional using the location on the 1858 and 1889 maps as a guide. Any remnants or other physical evidence of these roads shall be thoroughly documented, and no development of any kind shall be located in the path of El Camino Real or other historical transportation elements.</p> <p>The current local historic place names indicate the history of the ranch and the people who impacted the landscape. These names shall be retained and incorporated into any development. New place names shall reflect the historical usage.</p> <p>ARCS CR-1(e) Nomination to the National Register of Historic Places. The Santa Margarita Ranch Rural Historic District shall be nominated to the National Register of Historic Places as a Rural Historic District. At a minimum, the NRHP</p> | <p>character-defining area, or its Native American values. Impacts would remain <i>significant and unavoidable</i>.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>nomination shall include the following elements:</p> <ul style="list-style-type: none"> • documentation of all extant historical buildings and structures in the ranch headquarters area to the level of the Historic American Building Survey (HABS), particularly including measured drawings and large format photographs of the interior and exterior of the main asistencia building, ranch house, Wells Fargo building, and associated structures and features; • reconstruction of the asistencia layout and the placement of buildings, structures, walls, and other features utilizing historical photographs, artwork, and other documentary evidence; and • preparation of an ethnographic history of the ranch. | |
| <p>ARCS Impact CR-2 Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site. All of these resources contribute to the significance of the Santa Margarita Ranch Rural Historic District and are eligible for the California Register of Historic Resources (CRHR) under multiple significance criteria. Recovery of the important information in these sites through excavation would lessen the impacts. However, damage to or destruction of the important associations of these sites, and disruption of their setting and feeling, is a Class I, <i>significant and unavoidable</i> impact.</p> | <p>ARCS CR-2(a) Avoidance. As feasible, all cultural sites within Tract 2586 shall be avoided during development. To ensure avoidance, the boundaries of all sites within or adjacent to the housing cluster shall be defined through a program of systematic subsurface boundary testing using shovel probes, surface test units, and other appropriate sampling units. The type and distribution of sampling units shall be determined by a qualified professional archaeologist, who will carry out the boundary testing in the presence of a Native American monitor. After site boundaries are defined, an exclusion zone shall be placed around each site. An exclusion zone is a fenced area where construction equipment and personnel are not permitted. The exclusion zone fencing shall be installed (and later removed) under the direction of a qualified archaeologist and shall be placed five meters beyond the defined site boundary to avoid inadvertent damage to sites during installation. If multiple pieces of heavy equipment are in use simultaneously at diverse locations during construction, each location may be monitored individually. If avoidance cannot be achieved, other forms of mitigation, such as data recovery, will lessen the impacts but will not mitigate the loss of integrity to a less than significant level.</p> <p>ARCS CR-2(b) Mitigative Data Recovery Excavation. If avoidance of an archaeological site(s) is not possible, data recovery excavation shall be completed prior to issuance of grading permits. A data recovery plan shall be submitted by a qualified archaeologist for review by the County Environmental Coordinator. Data recovery shall be funded by the applicant, shall be performed by a County-qualified archaeologist, and shall be carried out in accordance with a research design consistent with the requirements of the California Office of Historic Preservation Planning Bulletin 5, <i>Guidelines for Archaeological Research Design</i>. At a minimum, data recovery shall include:</p> <ul style="list-style-type: none"> • Mapping of site boundaries and the distribution of surface remains; • Surface collection of artifacts; | <p>Although impacts would be reduced through the above mitigation measures, no mitigation is available to avoid significantly impacting identified cultural resources. Impacts would remain <i>significant and unavoidable</i>.</p> |



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| | <ul style="list-style-type: none"> Excavation of a sample of the cultural deposit to characterize the nature of the site and retrieve a representative sample of artifacts and other remains within the proposed impact area; Monitoring of excavations at Native American sites by a tribal representative; Technical studies and analysis of the recovered sample, including radiocarbon dating, typological and technical analysis of tools and debris, identification and analysis of preserved faunal and floral remains, and other studies appropriate to the research questions outlined in the research design; Cataloguing and curation of all artifacts and records detailing the results of the investigations at a county approved curation facility; submission of a final technical report detailing the results of the investigations; preparation of an interpretive report suitable for distribution to the general public. | |
| NOISE | | |
| <p>ARCS Impact N-2 Long-term traffic generated by the Agricultural Residential Cluster Subdivision would incrementally increase noise levels at existing receptors located adjacent to roadways in the Santa Margarita Ranch vicinity. The effect of this noise on off-site sensitive receptors in the area is a Class I, <i>significant and unavoidable</i>, impact.</p> | <p>Although structural measures such as solid berms (e.g., sound walls), solid core doors, and/or double paned windows could reduce noise levels at existing receptors in the Santa Margarita Ranch vicinity, the implementation of structural measures would be infeasible due to physical, economic, or other constraints, and would rely upon the cooperation of off-site property owners, which cannot be assured. Therefore, no feasible measures are available that would mitigate impacts to existing sensitive receptors.</p> | <p>Impacts would remain Class I, <i>significant and unavoidable</i>.</p> |
| TRANSPORTATION AND CIRCULATION | | |
| <p>ARCS Impact T-1 Development of the Agricultural Residential Cluster Subdivision would result in the addition of 1,154 average daily trips (88 AM peak hour and 119 PM peak hour trips) to study-area roadways and intersections. Although this would not result in exceedances of roadway or</p> | <p>ARCS T-1(a) SR 58 South of J Street. Both sides of SR 58 (from El Camino Real to the Agricultural Residential Cluster Subdivision site access) shall be widened to provide shoulders and/or bike lanes in accordance with County standards. In addition, the following improvement shall be implemented to reduce impacts related to the contribution of the Agricultural Residential Cluster Subdivision to existing operational problems: To mitigate the project's impacts to the two 90-degree curves on SR 58 near J Street, the following improvements are required:</p> <p>1. Realign SR 58 along a tangent south of J Street to the Agricultural Residential</p> | <p>If the construction and occupation of residences occurs prior to completion of the above improvements, existing deficiencies and associated impacts would remain. Although proposed mitigation would reduce impacts to</p> |



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| <p>intersection LOS standards, with the exception of the US 101/SR 58 interchange northbound off-ramp, the Agricultural Residential Cluster Subdivision will add traffic to locations with existing hazards and deficiencies. Implementation of proposed mitigation measures would improve hazards and deficiencies. However, due to uncertainty regarding Caltrans approval of facilities within State jurisdiction, Class I, <i>significant and unavoidable</i>, impacts would result.</p> | <p>Cluster Subdivision development. The realignment would make the SR 58/J Street intersection into more of a typical intersection layout.</p> <ol style="list-style-type: none"> 1. Widen both sides of SR 58 (from El Camino Real to the Agricultural Residential Cluster Subdivision eastern site access) to provide four foot shoulders and/or bike lanes in accordance with County standards. 2. Install radar feedback signs and advisory speeds on each approach to the 90-degree on SR 58 near J Street. <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and associated approval from Caltrans would be required if the cost of the improvements exceeds three million dollars.</p> <p>ARCS T-1(b) U.S. 101 Northbound Off-Ramp to SR 58. The applicant shall pay fair share fees toward applicable Caltrans project development, including a Project Study Report (PSR), and lengthen the deceleration length from 140 feet to 250 feet from the US 101 mainline to the northbound off-ramp to mitigate the Agricultural Residential Cluster Subdivision’s impact to the ramp junction.</p> <p>In addition, the applicant shall reconstruction of the area where the northbound U.S. 101 off-ramp merges with eastbound SR 58 to provide 400 feet of merging distance to meet Caltrans’ current design standards. It should be noted that if the costs of the improvements can be completed for one million dollars or less, the work can be completed under an encroachment permit from Caltrans and a PSR would not be required. Since the park-and-ride facility is located adjacent to the northbound off-ramp, reconfiguration of the parking lot and access to a nearby frontage road is required. The applicant shall include designs for the revised park and ride and frontage road access in the permit with Caltrans. A field assessment indicates that the merge area could be lengthened by physically separating the park and ride lot from the roadway, which would improve the existing condition and reduce the impact. The applicant shall contribute towards reconfiguration of the northbound off-ramp and/or park-and-ride facilities to provide additional merge distance. A Project Study Report (PSR) is required to select an appropriate design and to identify all potential environmental impacts. The PSR shall address upgrades to the entire interchange to current design standards.</p> <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the</p> | <p>the extent possible, due to the. However, because of the uncertainty of timing of the proposed improvements, uncertainty regarding Caltrans approval of improvements within their jurisdiction, and uncertainty regarding right-of-way acquisition, it cannot be assured that all improvements would be feasibly constructed prior to occupation of the proposed residences. As a result, impacts would remain significant and unavoidable.</p> <p>Implementation of many transportation improvements required as mitigation (i.e., improvements to SR 58 south of J Street and the Estrada Avenue/H Street Warning Beacon) would not result in significant environmental impacts related to site disturbance since improvements would occur within existing disturbed rights-of-way. It should be noted that impacts associated with implementation of required transportation improvements (e.g., construction impacts, aesthetic impacts) are discussed in other impact sections of this EIR to the extent possible. Refer to Section 4.3, <i>Biological Resources</i>, for a discussion of biological resources impacts related to transportation improvements, such as redesign of the intersection of El Camino</p> |



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| | <p>improvements is less than three million dollars. A Project Study Report and encroachment permit from Caltrans would be required if the cost of the improvements exceeds three million dollars.</p> <p>ARCS T-1(c) U.S. 101 Southbound Off-Ramp to SR 58. The applicant shall pay fair share fees toward applicable Caltrans project development, including a PSR, and lengthening of the U.S. 101 Southbound Off ramp deceleration length to meet current Caltrans standards. Redesign of the southbound off-ramp to accommodate a larger loop radius and higher design speed can be accomplished by relocating the ramp further north and west. A PSR is required to select an appropriate design. The PSR will also address the LOS deficiency for the northbound off-ramp. The project applicant shall extend the deceleration length from 250 to 550 feet for the southbound off-ramp to provide acceptable freeway ramp diverge operations under Cumulative Plus Agricultural Residential Cluster Subdivision conditions.</p> <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and encroachment permit from Caltrans would be required if the cost of the improvements exceeds three million dollars.</p> <p>ARCS T-1(d) El Camino Real/Estrada Avenue Redesign. The applicant shall pay fair share fees toward the redesign of the El Camino Real/Estrada Avenue intersection so that both roadways are at the same grade. Consideration should be given to the railroad tracks, which are located 60 feet from the intersection. The redesign of the intersection should not preclude construction of the westbound left-turn and eastbound right-turn pockets. With the addition of Agricultural Residential Cluster Subdivision traffic, the project applicant shall construct the following improvements:</p> <ol style="list-style-type: none"> 1. Widen Estrada Avenue, between El Camino Real and the railroad tracks, to provide a dedicated northbound right-turn lane. 2. Widen El Camino Real to provide a separate left-turn lane for westbound El Camino Real traffic to turn onto southbound Estrada Avenue. 3. Reduce the superelevation of the El Camino Real curve at Estrada Avenue 4. Prior to implementation of Future Development Program measure T-1(d), traffic signal installation and rail pre-emption, advance limit lines for northbound Estrada traffic shall be provided immediately south of the rail tracks, and a Manual on Uniform Traffic Control Devices (2003 Edition) R8-10 sign which | <p>Real/Estrada Avenue. Since the precise location of the U.S. 101 Southbound Off-Ramp to SR 58 and U.S. 101 Northbound Off-Ramp to SR 58 roadway improvements has not been determined, precise environmental impacts associated with such improvements would be too speculative to address at this time. Environmental impacts associated with implementation of required transportation improvements would be evaluated in a Caltrans Project Study Report (PSR) during the preparation of a Permit Engineering Evaluation Report (PEER), if one is determined necessary during the encroachment permit process and/or separate environmental documentation prepared pursuant to the California Environmental Quality Act (CEQA).</p> |



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| | <p><i>states “Stop Here When Flashing” shall be provided to minimize the potential for vehicles to stop directly on the railroad tracks.</i></p> <p>According to San Luis Obispo County Public Works staff, extension of an existing culvert is required as part of this improvement. The applicant shall secure any regulatory permits for the necessary construction of intersection improvements to meet Caltrans standards.</p> <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and encroachment permit from Caltrans would be required if the cost of the improvements exceeds three million dollars.</p> <p>ARCS T-1(e) Estrada Avenue/H Street Warning Beacon. A pedestrian-activated advanced warning beacon shall be installed on the northbound approach to the intersection of Estrada Avenue and H Street, before the crest on Estrada Avenue, to warn drivers of the presence of pedestrians crossing at the intersection. A pedestrian-activated beacon shall also be installed to face for southbound Estrada Avenue traffic. The precise location for beacon installation shall be determined in consultation with Caltrans under the encroachment permit process, and shall include any required ramps or other Americans with Disabilities Act (ADA) upgrades. The applicant shall pay fair share fees to fund and install the required both advanced warning beacons on Estrada Avenue.</p> <p>The <i>Santa Margarita Design Plan</i>, adopted October 9, 2001, recommended the following long-term improvements to Estrada Avenue between H Street and I Street:</p> <ul style="list-style-type: none"> • Improve sight distance by eliminating the hill/crest • Add curbs and textured crossings at Estrada Avenue/H Street • Provide bike lanes on Estrada Avenue <p>These improvements represent alternative mitigation measures for this intersection. However, eliminating the crest would require extensive earthwork and roadbed reconstruction. Depending on the final design of the long-term improvements, the flashing beacons could be integrated into the plan.</p> <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the</p> | |



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| | improvements is less than three million dollars. A Project Study Report and encroachment permit from Caltrans would be required if the cost of the improvements exceeds three million dollars. | |
| VISUAL RESOURCES | | |
| <p>ARCS Impact VR-1 The clustering of the proposed Agricultural Residential Cluster Subdivision units and preservation of open space and agricultural lands would partially maintain the rural character of the site. However, the proposed development has the potential to alter the aesthetic character of the Agricultural Residential Cluster Subdivision vicinity through alteration of scenic vistas, the introduction of new light and glare generators in to the area, and the changing of the area's character from a rural to rural-residential condition. This is Class I, <i>significant and unavoidable</i>, impact to the aesthetic character of the area.</p> | <p>ARCS VR-1(a) Prohibition of Structural Silhouetting. Proposed lots located on on-site ridgelines shall be relocated, building heights shall be limited, and vegetative screening shall be provided such that the residential units do not silhouette against the sky when viewed from off-site viewpoints. If structural setbacks are implemented, structures shall be setback as follows: units on Lots 50 through 54 shall be setback to the west from the top of the bluff a sufficient vertical distance to preclude silhouetting of units on the top of on-site bluffs. This could also require the relocation of Lots 47 and 55.</p> <p>ARCS VR-1(b) Architectural and Landscape Guidelines. The applicant shall develop and implement Architectural and Landscape Guidelines that include the components listed below. The Guidelines shall include clear criteria and requirements to guide the design, layout, and landscaping of individual residential lots. All future development shall comply with the Guidelines. Enforcement of compliance with the Guidelines shall be the responsibility of the Planning and Building Department.</p> <p>Tract landscaping. Landscaping guidelines shall describe the following elements:</p> <ul style="list-style-type: none"> • Landscaping shall emulate and be compatible with the surrounding natural environment; only natural fiber, biodegradable materials shall be used; • Fuel management techniques shall be used, including, but not limited to, fire resistive landscaping, defensible space features, and strictly controlled vegetation within defensible space; • Fire-resistant vegetation shall be used in tract landscaping. <p>Individual House Landscaping. Landscaping Plans for individual houses shall be prepared by a qualified Landscape Architect, and shall be designed to screen and blend the proposed development into the surrounding area while preserving identified viewsheds. Individual lot landscaping plans shall incorporate plants consistent with the San Luis Obispo County Approved Plant List. Only natural fiber, biodegradable materials shall be used.</p> <p>Roofing and Feature Color and Material. Development plans shall include earth-tone colors on structure roofing and other on-site features to lessen potential visual contrast between the structures and the hilly terrain that constitutes the visual</p> | <p>Although impacts would be reduced through the above mitigation measures, no mitigation is available to avoid changing the site from its rural condition to a more suburban condition. This is considered a substantial adverse effect. Impacts would remain <i>significant and unavoidable</i>.</p> |



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| | <p>backdrop of the area. Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.</p> <p>Avoidance of Visual Prominence. To avoid the visual prominence of structures located at Lots 1 through 4, 6 through 11, 14, 30, 52, 90, 92 through 95, 97 through 99, 101, 104 through 106, and 112, no structure shall exceed a height of 22 feet, except for ancillary features such as antennas or other elements determined to be compatible by Planning and Building.</p> <p>Understory and Retaining Wall Treatment. Understories and retaining walls higher than six (6) feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect.</p> <p>ARCS VR-1(c) Oak Tree Avoidance. The removal of oak trees shall be avoided where feasible. New roads shall be designed around existing trees by using modified street design, off-street parking, bulb-outs, or split lanes. Home sites should be located where oak trees are less dense on the lot. For additional oak tree impact mitigation, refer to Section 4.3, <i>Biological Resources</i>.</p> <p>ARCS VR-1(d) Bury Water Tanks. The water tanks shall be placed below grade to reduce their visual profile. The tanks shall be placed at a depth such that the tanks do not silhouette against the sky. If burying water tanks is infeasible, natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces.</p> <p>ARCS VR-1(e) Lighting. New lighting shall be oriented away from sensitive uses, and should be hooded, shielded, and located to direct light pools downward and prevent glare. The following standards shall also be implemented:</p> <ul style="list-style-type: none"> • All exterior lighting shall be designed as part of the overall architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with the building design, the lighting design and hardware of the public spaces, and the overall visual environment of the County. • Lighting shall be used for safety and security to illuminate building entrances, parking and loading areas, and pedestrian walkways. • Light fixtures with exposed light bulbs shall generally be avoided. • All light fixtures shall be shielded to confine the spread of light within the Agricultural Residential Cluster Subdivision boundaries. | |



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| | <p>ARCS VR-1(f) Street Light Limitations. Streetlights shall be pedestrian in scale, not to exceed a height of 10 feet, and shall be architecturally compatible with surrounding development. Streetlights, where they are included, shall be primarily for pedestrian safety (at roadway intersections only), and shall not provide widespread illumination.</p> <p>ARCS VR-1(g) Clear Excess Debris. Upon completion of each phase of development, the developer shall clear the project site of all excess construction debris.</p> <p>ARCS VR-1(h) Grading. Grading should preserve hillsides and natural topography to the maximum extent feasible. Grading transitions should be gentle rather than abrupt.</p> <p>ARCS VR-1(i) Accessory Structures/Infrastructure. New roads shall be blended into the landscape and follow existing topography and vegetation patterns. Cut and fill slopes shall be contoured to conform to the prevailing adjacent landforms and landscapes and drainage swales should be used rather than curbs. Utility service for new development shall be underground.</p> | |
| WATER AND WASTEWATER | | |
| <p>ARCS Impact W-1 The Agricultural Residential Cluster Subdivision would increase the use of water from area aquifer units, including the Paso Robles and Santa Margarita Formations, by 96 acre-feet per year (afy). This net consumptive use may contribute to overdraft of the aquifer system. Groundwater use associated with the Agricultural Residential Cluster Subdivision is a Class I, <i>significant and unavoidable</i>, impact.</p> | <p>ARCS W-1(a) Groundwater and Surface Water Monitoring Programs. A comprehensive groundwater monitoring program shall be established by the applicant in consultation with the County Public Works Department, Planning and Building Department, and the Regional Water Quality Control Board (RWQCB) to collect annual well production data, semiannual groundwater level data from all available wells, and biannual semi-annual (dry and wet weather) water quality testing of key constituents of potential concern (i.e., nitrate). The applicant shall provide additional facilities as necessary to monitor the anticipated impacts on groundwater resources for each phase of Agricultural Residential Cluster development. Up gradient and down gradient monitoring locations shall be established.</p> <p>A comprehensive stream flow monitoring program shall also be established and funded by the applicant in consultation with the County Public Works Department, Planning and Building Department, and RWQCB. The monitoring program shall include new monitoring stations on Trout Creek and Rinconada Creek.</p> <p>Monitoring data shall be provided by the applicant annually to County Public Works, Planning and Building, and RWQCB. Remedial action shall be developed based on</p> | <p>Implementation of Agricultural Residential Cluster Subdivision measures W-1(a) (Groundwater and Surface Water Monitoring Program) and W-1(b) (Water Conservation Measures) would reduce the overall water system demand for the Agricultural Residential Cluster Subdivision from an estimated 161.28 afy to approximately 139.94 afy (about 13 percent). This represents a reduction in net consumptive use from an estimated 96 afy to approximately 84 afy [refer to Section 4.14.1(a) <i>Consumptive Use</i>]. However, additional water supply would still be required.</p> |



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| | <p>the significance of the adverse conditions documented by the groundwater and surface water monitoring programs and subsequently implemented. Remedial action may include water rationing, including the prohibition of later phases of development until adequate water supply is demonstrated, and/or the importation of additional water supply [refer to Agricultural Residential Cluster Subdivision measure W-1(c) (Imported Water Supply)].</p> <p>ARCS W-1(b) Water Conservation Measures. The applicant shall implement water conservation measures, including, but not limited to:</p> <ul style="list-style-type: none"> • Using available and proven technologies and equipment that provide adequate performance with a substantial water savings. This may include the installation of high efficiency washing machines and ultra-low flush toilets during construction and/or the use of micro sprinklers or drip tape for domestic and agricultural irrigation, installation of hot water pipe circulating systems or “point-of-use” water heaters. Installation of these water conservation measures shall be included in CC&Rs for residential lots and monitored by a homeowners association or similar entity; • Implementing tiered commodity rates for water sales that increase with higher water usage to financially encourage each resident to conserve water; • Establishing low water use landscaping on all common landscaped areas greater than 0.1 acres, including low water use irrigation methods such as drip irrigation; and • Limiting total residential irrigated landscape areas to 1,500 square feet and limiting turf (lawn) areas to no more than 25 20% of residential irrigated landscape areas (or 300 square feet at maximum); and • Providing and updating an educational brochure regarding water conservation. <p>ARCS W-1(c) Imported Water Supply. The applicant shall acquire imported water supply to serve the Agricultural Residential Cluster Subdivision. Potential sources include State Water and/or the Nacimiento Water Project.</p> | <p>Additional water may be available for the Agricultural Residential Cluster Subdivision through the State Water Project and/or the Nacimiento Water Project, as outlined in Agricultural Residential Cluster Subdivision measure W-1(c) (Imported Water Supply) above. It should be noted that Santa Margarita Ranch, LLC does not currently have an allocation for the State Water Project (SWP), although SWP pipelines are located in the vicinity of the Ranch. The Santa Margarita Ranch Mutual Water Company (SMRMWC), which is proposed by Santa Margarita Ranch, LLC as part of the Agricultural Residential Cluster Subdivision, is identified as an eligible agency for the Nacimiento Water Project (NWP). Pursuant to execution of a Water Delivery Entitlement Contract (WDEC), the SMRMWC could receive an allocation for the NWP, which has not yet been constructed. However, due to resulting uncertainties regarding timing and availability of these sources, additional water supply cannot be assured at this time. Impacts would remain significant and unavoidable.</p> <p>Despite the uncertainties discussed above, it may one day be feasible for the</p> |



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| | | <p>applicants to obtain imported water (i.e. through obtainment of SWP allocations or construction of the NWP pipeline). Resultant implementation of Agricultural Residential Cluster Subdivision measure W-1(c) (Imported Water Supply) would require extension of water lines, which could result in residual environmental impacts. Physical impacts associated with infrastructure necessary to import water to the property have been addressed in several adopted Environmental Impact Reports (EIRs) and one Mitigated Negative Declaration (MND). These EIRs and MND are herein incorporated by reference into this Revised Draft EIR: State Water Project (SWP) Coastal Branch Phase II and Mission Hills Extension Final EIR (State of California Division of Planning, May 1991), State Water Project Coastal Branch (Phase II) Local Distribution Lines and Facilities Final EIR (ERCE, March 1992), Nacimiento Water Project (NWP) Final EIR (Marine Research Specialists, December 2003), Addendum No. 1 to the NWP Final EIR (ESA Associates, June 2007), and Santa Margarita Water System</p> |



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| | | <p>Project MND (County of San Luis Obispo Public Works, June 2007) . A Supplement to the SWP Coastal Branch Phase II and Mission Hills Extension Final EIR (State of California Division of Planning, October 1994) addressed technical design changes and realignment of Reach 5 of the project, which does not cover the Santa Margarita area. Addenda to the SWP Coastal Branch (Phase II) Local Distribution Lines and Facilities Final EIR are similarly not applicable to the area.</p> <p>The above documents are available for review at the County of San Luis Obispo Department of Planning and Building and/or http://www.slocounty.ca.gov/PW/NacWP/General_Project_Information/reports.htm.</p> <p>Implementation of Agricultural Residential Cluster Subdivision measure W-1(c) (Imported Water Supply) would require connection to SWP or NWP water lines as well as installation of additional connector pipelines and associated infrastructure. Possible locations for such connections and pipelines include: SWP Connection via</p> |



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| Impact | Mitigation Measures | Residual Impacts |
| | | Encina Avenue, SWP Connection West of Santa Margarita, NWP Connection via Encina Avenue, NWP Connection via Yerba Buena Avenue, and NWP Connection via El Camino Real. Impacts associated with these connections that have not been analyzed in previous CEQA documents may include impacts related to grading and associated erosion, tree removal, and impacts to California annual grassland and emergent wetlands. |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| AIR QUALITY | | |
| <p>ARCS Impact AQ-2 The Agricultural Residential Cluster Subdivision will generate construction-related emissions as the site develops. These emissions would exceed recommended ozone precursor and PM10 significance thresholds. Construction related emissions are Class II, <i>significant but mitigable</i>.</p> | <p>Portable equipment 50 horsepower or greater will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. In addition, the following mitigation measures are recommended to minimize emissions and to reduce the amount of dust that drifts onto adjacent properties. These measures would apply to both tract grading and development of individual lots:</p> <p>ARCS AQ-2(a) Construction Equipment Controls. Upon application for grading permits, the applicant shall submit grading plans, the proposed rate of material movement and a construction equipment schedule demonstrating the rate of material movement to the APCD. If the rate of grading will be more than 53,500 cubic yards (cy) in a quarter or 2,000 cy in a day, then In addition, the applicant shall implement the following measures to mitigate equipment emissions:</p> <ul style="list-style-type: none"> • All construction equipment and portable engines shall be properly maintained and tuned according to manufacturer's specifications; • All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB-certified motor vehicle diesel fuel; • The applicant shall maximize to the extent feasible, the use of diesel construction equipment meeting the California Air Resources Board's 1996 (or newer) certification standard for off-road heavy-duty diesel engines. • All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit; • The applicant shall electrify equipment where feasible; • The applicant shall substitute gasoline-powered for diesel-powered equipment where feasible; • The applicant shall use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, where feasible; and • The applicant shall apply Best Available Control Technology (CBACT) as determined by the APCD. <p>ARCS AQ-2(b) Dust Control. The following measures shall be implemented to reduce PM₁₀ emissions during Agricultural Residential Cluster Subdivision construction:</p> | <p>With implementation of the above mitigation measures, construction air quality impacts would be reduced to a less than significant level.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <ul style="list-style-type: none"> • Reduce the amount of the disturbed area where possible; • Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water shall be applied as soon as possible whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible; • All dirt-stock-pile areas shall be sprayed daily as needed; • Permanent dust control measures shall be identified in the approved project revegetation and landscape plans and implemented as soon as possible following completion of any soil disturbing activities; • Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established; • All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; • All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; • Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; • All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114; • Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and • Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible. <p>The above measures shall be shown on development plans.</p> <p>ARCS AQ-2(c) Cover Stockpiled Soils. If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin.</p> <p>ARCS AQ-2(d) Dust Control Monitor. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased</p> | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.</p> <p>ARCS AQ-2(e) Active Grading Areas. Prior to commencement of tract improvements, a Construction Management Plan shall be submitted for county approval that shows how the project will not exceed continuous working of more than four acres at any given time (according to the APCD, any project with a grading area greater than 4 acres of continuously worked area will exceed the 2.5 ton PM₁₀ quarterly threshold). The Dust Control Monitor shall verify in the field during tract improvements that the Construction Management Plan is being followed.</p> <p>ARCS AQ-2(f) Naturally Occurring Asbestos. Prior to grading on the Agricultural Residential Cluster Subdivision site, the applicant shall ensure that a geologic evaluation is conducted to determine if naturally occurring asbestos is present within the areas that will be disturbed. At a minimum, the geologic evaluation must include:</p> <ol style="list-style-type: none"> 1. A general description of the property and the proposed use; 2. A detailed site characterization which may include: <ol style="list-style-type: none"> a. A physical site inspection; b. Offsite geologic evaluation of adjacent property; c. Evaluation of existing geological maps and studies of the site and surrounding area; d. Development of geologic maps of the site and vicinity; e. Identification and description of geologic units, rock and soil types, and features that could be related to the presence of ultramafic rocks, serpentine, or asbestos mineralization; and f. A subsurface investigation to evaluate the nature and extent of geologic materials in the subsurface where vertical excavation is planned; methods of subsurface investigation may include, but are not limited to borings, test pits, trenching, and geophysical surveys; 3. A classification of rock types found must conform to the nomenclature based on the International Union of Geological Science system; 4. A description of the sampling procedures used; 5. A description of the analytical procedures used, which may include mineralogical analyses, petrographic analyses, chemical analyses, or analyses for asbestos content; 6. An archive of collected rock samples for third party examination; and 7. A geologic evaluation report documenting observations, methods, data, and findings; the format and content of the report should follow the Guidelines for Engineering Geologic Reports issued by the State Board of Registration for | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| | <p>Geologists and Geophysicists.</p> <p>If naturally occurring asbestos is not present, an exemption request must be filed with the APCD. If naturally occurring asbestos is found, the applicant must comply with all requirements outlined in the State ARB's Asbestos Air Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by APCD before construction begins, and 2) an Asbestos Health and Safety Program.</p> <p>The Asbestos Dust Mitigation Plan must specify dust mitigation practices which are sufficient to ensure that no equipment or operation emits dust that is visible crossing the property line, and must include one or more provisions addressing: track-out prevention and control measures; adequately watering or covering with tarps active storage piles; and controlling for disturbed surface areas and storage piles that will remain inactive for more than seven (7) days.</p> <p>An Asbestos Health and Safety Program would be required if substantial grading were to occur in serpentine or ultramafic rock deposits with high such concentrations of asbestos present that there is potential to exceed the Cal OSHA asbestos permissible exposure limit (PEL: 0.1 fiber/cc). If required, the Asbestos Health and Safety Program shall be designed by a certified asbestos consultant to ensure the personal protection of workers. The Asbestos Health and Safety Program will include, but will not be limited to, an air monitoring plan approved by the APCD to include: air monitoring in the worker breathing zone, the use of respirators, and/or decontamination.</p> | |
| BIOLOGICAL RESOURCES | | |
| <p>ARCS Impact B-2 The proposed Agricultural Residential Cluster Subdivision would result in direct impacts to Native Perennial Grassland, which is a rare plant community and includes Valley Needlegrass Grassland, which is a CDFG Plant Community of Special Concern. This would be a Class II, <i>significant but mitigable</i></p> | <p>ARCS B-2(a) Valley Needlegrass Native Perennial Grassland Restoration Plan. The applicant shall contract with a qualified biologist to develop a Valley Needlegrass Native Perennial Grassland Restoration Plan. The Plan would consist of restoring enhancing the remaining valley needlegrass Native Perennial grassland habitat found on-site and/or enhancing (restoring) valley needlegrass grassland within the California annual grassland habitat or creating Native Perennial Grassland habitat within areas presently vegetated by California annual grassland. Specifically, the area of restoration should include at least 48.0 69 acres (2:1 ratio) with at least 50 10% cover by purple needlegrass, deergrass, or California oatgrass, and should include open areas within blue oak woodland and coast live oak woodland. In addition, native forbs shall be established in the restoration areas representing</p> | <p>The implementation of the above mitigation measure would reduce impacts to valley needlegrass Native Perennial Grassland habitat to a less than significant level. Seasonal mowing or low-impact grazing practices could have beneficial secondary impacts with respect to wildland fire protection.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

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| Impact | Mitigation Measures | Residual Impacts |
| impact. | <p>the species composition and relative cover that is present in the areas to be lost. Other areas consisting of California Annual Grassland such as between Lots 88 and 108 are also suitable for enhancement with purple needlegrass. In such areas, grassland management strategies such as seasonal mowing or grazing shall be employed, which will allow for a higher likelihood that perennial grasses could compete with the annual grasses found within these areas. The following measures shall be implemented.</p> <ol style="list-style-type: none"> 1. A county-approved botanist/biologist shall develop a Plan that provides specific measures to enhance and maintain the remaining on-site occurrences of the valley needlegrass grassland habitat type Native Perennial Grassland. This Plan shall be focused on adaptive management principles, and shall identify detailed enhancement areas and strategies based on the parameters outlined below, with timing and monitoring long-term requirements. The Plan shall: <ol style="list-style-type: none"> a. Provide an up-to-date inventory of on-site occurrences of valley needlegrass Native Perennial Grassland habitat; b. Define attainable and measurable goals and objectives to achieve through implementation of the Plan; c. Provide site selection and justification; d. Detail restoration work plan including methodologies, restoration schedule, plant materials (seed), and implementation strategies. e. Provide a detailed maintenance plan to include seasonally timed low-intensity grazing and/or mowing to provide a sufficient disturbance regime to keep non-native plant species from further reducing the extent of this habitat type on the property over time. This approach would also have the residual benefit of providing wildland fire protection. Enhancement and maintenance options shall employ recent techniques and effective strategies for increasing the overall area of valley needlegrass Native Perennial Grassland on-site and shall include but not be limited to reseeding disturbed areas with an appropriate native plant palette; f. Define performance standards. Within the agriculture residential cluster subdivision project area, the restored area should include at least 48.0 69 acres (2:1 ratio) with at least 50 10% cover by purple needlegrass native perennial grasses; and, | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

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| Impact | Mitigation Measures | Residual Impacts |
| | <p>g. Provide a monitoring plan to include methods and analysis of results. Also, include goal success or failure and an adaptive management plan and suggestions for failed restoration efforts.</p> | |
| <p>ARCS Impact B-4 The proposed Agricultural Residential Cluster Subdivision would impact wetland and waters of the U.S. regulated by the U.S. Army Corps of Engineers (ACOE) and Regional Water Quality Control Board (RWQCB) and riparian areas regulated by the California Department of Fish and Game (CDFG). These impacts are Class II, <i>significant but mitigable</i>.</p> | <p>The following mitigation would reduce impacts related to state and federal jurisdictional wetlands, ephemeral drainages (other waters), and riparian habitat to a less than significant level. In addition, these habitat types support special-status wildlife species, namely California red-legged frog (CRLF) and southern steelhead (SS) South/Central California Coast Steelhead. Agricultural Residential Cluster Subdivision measures B-6(a) (VPFS Presence/Absence Determination), B-6(b) (FESA Consultation and Mitigation Regarding for VPFS), B-7(a) (South/Central California Coast Steelhead (Steelhead) Mitigation, Minimization and Protection Plan), B-7(b) (FESA Consultation and Mitigation Regarding SS), B-8(a) (FESA Consultation California Red-legged Frog Avoidance, Minimization, and Mitigation Measures) and B-9(b) (Southwestern Pond Turtle Avoidance, Capture and Relocation) would reduce impacts to special-status species that may use the on-site wetland, seasonal pool, and riparian habitat types to a less than significant level. It should be noted that the grading and erosion control plan required to be prepared by the applicant [refer to Agricultural Residential Cluster Subdivision measure G-2(b) (Grading and Erosion Control Plan) in Section 4.6, <i>Geologic Stability</i>] includes measures, such as installation of silt fences, straw bales and sand bags, and buffers for temporary construction equipment storage and washing areas, that specifically protect wetland, other waters, and riparian resources, during and following construction.</p> <p>ARCS B-4(a) Wetland and Riparian Protection. Implementation of the following measures are required to mitigate the loss of riparian/wetland habitat:</p> <ol style="list-style-type: none"> 1. Building envelopes shall be located so that all riparian and wetland habitat is buffered from development (including grading) by a minimum 400 200-foot setback from Trout, Yerba Buena and Tostada Creeks and a minimum 50-foot setback from Tostada Creek, or any other habitats found to support CRLF or Steelhead. Other wetlands, and waters of the U.S. or state shall have a minimum setback of 100 feet. If seasonal pools contain VPFS, a minimum 300 foot setback shall be required. the USFWS may determine that a larger setback is needed to protect the pool habitat and avoid take of VPFS. The applicant shall comply with such USFWS recommendations. Setback requirements may be increased by the Corps, RWQCB, CDFG, NMFS and/or USFWS. | <p>Implementation of the above recommended mitigation measure would reduce impacts to a less than significant level. In addition, obtaining all the required ACOE, CDFG, and RWQCB permits for impacts within jurisdictional areas would result in a no-net-loss of functions and values to riparian/wetland habitats on-site.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>2. The wetland and riparian habitat area buffer zones for preserved wetland and riparian areas shall be shown on all grading plans and shall be demarcated with highly visible construction fencing to ensure that these areas are not impacted during construction-related activities.</p> <p>3. Erosion control measures including, but not limited to straw wattles, silt fences, and fiber mats shall be implemented at the limits of grading to reduce sediments from entering the wetland and riparian habitat area buffer zones.</p> <p>4. Outlet structures shall minimize disturbance to the natural drainage and avoid use of hard bank structures. Where erosion of outlet structures is a concern and bank stabilization must be utilized, bioengineering techniques (e.g., fiber mats and rolls, willow wattling, and natural anchors) shall be used for bank retaining walls. If concrete must be used, then prefabricated crib wall construction shall be used rather than pouring concrete. Rock grouting shall only be used if no other feasible alternative is available as determined by Planning and Building.</p> <p>5. Disturbance to drainage bottoms due to the installation of any drain or outlet structures shall be minimized to the greatest extent possible and shall be permitted by all appropriate regulatory agencies as described in 8 below.</p> <p>6. A grease trap and/or silt basin shall be installed in all drop inlets closest to the creek to prevent oil, silt and other debris from entering the creek. Such traps/basins shall be maintained and cleaned out every spring and fall to prevent overflow situations and potential mosquito habitats from forming;</p> <p>If impacts to wetland and riparian habitat are not fully avoided, the following shall be implemented to mitigate impacts.</p> <p>7. The applicant shall obtain a permit from the ACOE pursuant to Section 404 of the Clean Water Act, a water quality certification from the RWQCB pursuant to Section 401 of the Clean Water Act, and a Streambed Alteration Agreement from the CDFG pursuant to Section 1600 et seq. of the California Fish and Game Code for any grading or fill activity within drainages and wetlands.</p> <p><i>For development of Roads C, D, and H, which are proposed to cross Tostada Creek, the applicant shall consult with the ACOE and CDFG in designing the roads creek</i></p> | |



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| | <p><i>crossings.</i> Where appropriate, and if there is concurrence with ACOE and CDFG, pre-engineered bridge structures can be constructed are recommended to minimize potential disturbance within the western portion of Tostada Creek.</p> <p>It is recommended that the applicant contact these agencies prior to final plan submittal in order to incorporate any additional requirements into the project design. As part of the permitting process, the applicant will be required to provide a compensatory habitat mitigation and monitoring program for impacts to jurisdictional areas. The plan shall be written and implemented by a qualified biologist, and shall at a minimum include the following components: The Plan shall follow the minimum criteria described in Item 8 below.</p> <p>8. A compensatory mitigation program at a minimum 2:1 ratio for the loss of any wetlands, including those not under federal or state jurisdiction but meeting one-parameter criteria (hydrology, vegetation, or soils), shall be designed. Regulatory agencies may require a greater mitigation ratio. At a minimum, the plan shall include the following components:</p> <ul style="list-style-type: none"> a. Mitigation plantings for the loss of existing wetland and riparian habitat shall be located in the drainages that are proposed to be modified or preserved as part of the proposed Agricultural Residential Cluster Subdivision to the fullest extent feasible. The mitigation program must provide a minimum 2:1 ratio of habitat values and functions to that impacted. However, agency permitting may require a higher ratio. b. As part of the plan, the applicant shall include a mitigation-phasing section to ensure that all restoration plantings are in place with sufficient irrigation prior to final inspection. c. Restoration/revegetation activities shall use native riparian and wetland species from locally collected stock. d. Removal of native species in the creeks/drainages that are to be retained shall be prohibited; however, select willow cuttings and emergent plant division are permissible. e. Prior to commencement of grading, the applicant shall file a performance security with the County to complete restoration and maintain plantings for a five (5) year period. | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

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| | <p>f. Outlet structures shall minimize disturbance to the natural drainage and avoid use of hard bank structures. Where erosion of outlet structures is a concern and bank stabilization must be utilized, bioengineering techniques (e.g., fiber mats and rolls, willow wattling, and natural anchors) shall be used for bank retaining walls. If concrete must be used, then prefabricated crib wall construction shall be used rather than pouring concrete. Rock grouting shall only be used if no other feasible alternative is available as determined by Planning and Building.</p> <p>g. The drainage bottoms shall not be disturbed or altered by installation of any drain or outlet structure.</p> <p>h. A grease trap and/or silt basin shall be installed in all drop inlets closest to the creek to prevent oil, silt and other debris from entering the creek. Such traps/basins shall be maintained and cleaned out every spring and fall to prevent overflow situations and potential mosquito habitats from forming; and</p> <p>i. Construction envelopes shall be restricted to those areas shown on site Grading Plans to avoid impacts to native vegetation and sensitive habitats. Envelope boundaries shall be staked in the field. Construction envelopes shall be shown on all grading and building plans.</p> | |
| <p>ARCS Impact B-5 The proposed Agricultural Residential Cluster Subdivision would impact San Luis Obispo Mariposa Lily, and may impact San Luis Obispo County morning glory, which are Special-Status Plant Species. This would be a Class II, <i>significant but mitigable</i> impact.</p> | <p>ARCS B-5(a) Follow-Up Special-Status Plant Surveys. Follow-up special-status plant surveys for San Luis Obispo mariposa lily and San Luis Obispo County morning glory shall be performed in the spring prior to commencement of ground disturbance. The survey for San Luis Obispo mariposa lily shall be required only on potential impact areas (i.e., Lots 2 through 19, Lots 43 through 49, Lots 51 through 66, and the portion of Roads A and B) containing San Luis Obispo mariposa lily that are delineated on Figure 4.3-2. The applicant shall submit to the County an updated San Luis Obispo mariposa lily population survey report of the Agricultural Residential Cluster Subdivision site conducted by a County approved botanist.</p> <p>The San Luis Obispo County morning glory has not previously been observed in the Agricultural Residential Subdivision area, but it is known to occur adjacent to the site southeast of Yerba Buena Creek in the Miller Flats area. Since suitable habitat exists, surveys shall be conducted prior to grading to determine whether this species exists in the project area.</p> <p>The purpose of the follow-up special-status plant surveys is to provide accurate</p> | <p>The implementation of the above mitigation measures would reduce impacts to a less than significant level.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

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| | <p>baseline information for the preparation of the San Luis Obispo mariposa lily and San Luis Obispo County morning glory mitigation and monitoring plan for the areas proposed for construction. The follow-up will ensure a current and accurate assessment of the numbers of individuals within the Agricultural Residential Cluster Subdivision site that will be impacted by development. The updated survey shall quantify the total number of individuals within each lot and road segment proposed for development. Areas occupied by these species shall be flagged (and/or identified using a Global Positioning System) for future bulb and plant salvage and seed collection efforts.</p> <p>ARCS B-5(b) San Luis Obispo Mariposa Lily and San Luis Obispo County Morning Glory Monitoring Plan. Prior to the issuance of any grading permits, a mitigation and monitoring plan that addresses impacts to the San Luis Obispo Mariposa Lily and San Luis Obispo County morning glory (if present) shall be prepared and approved by the County and CDFG. The detailed mitigation and monitoring plan shall be developed by a County-approved qualified biologist to protect and enhance the remaining occurrences of this these species and to increase the overall numbers of San Luis Obispo mariposa lily and San Luis Obispo County morning glory located within the Agricultural Residential Cluster Subdivision site and describe a collection and restoration plan to mitigate for impacted areas. The mitigation and monitoring plan shall at a minimum to include the following:</p> <ul style="list-style-type: none"> • A worker education program that shall include identification of special-status plant species and their habitat, the limits of construction, efforts required to reduce impacts to these species, and a fact sheet summarizing this information; • Description of a collection plan to ensure that all San Luis Obispo mariposa lily bulbs and seeds from San Luis Obispo County morning glory plants located within 25 feet of the proposed lots and roads will be removed by a qualified biologist during the appropriate season prior to clearing and grading activities associated with lot development and road construction; • Description of proposed propagation techniques using collected material; • The overall goals and measurable objectives of the mitigation and monitoring plan; • Specific areas proposed for revegetation and rationale for why these sites are suitable and their size; • Specific habitat management and protection concepts to be used to ensure | |



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| | <p>long-term maintenance and protection of the San Luis Obispo mariposa lily and San Luis Obispo County morning glory such as annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of species preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed plant/seed/bulb collection, propagation, and reintroduction of San Luis Obispo mariposa lily and San Luis Obispo County morning glory into specified receiver sites;</p> <ul style="list-style-type: none"> • Success criteria based on the goals and measurable objectives to ensure a viable San Luis Obispo mariposa lily and San Luis Obispo County morning glory populations on the Agricultural Residential Cluster Subdivision site in perpetuity; • An adaptive management program to address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs; • Remedial measures to address negative impacts to San Luis Obispo mariposa lily and San Luis Obispo County morning glory and their habitat that may occur during construction activities, as well as post-construction when dwellings are occupied; • An education program to inform residents of the presence of San Luis Obispo mariposa lily, San Luis Obispo County morning glory, and other sensitive biological resources on-site, and to provide methods that residents can employ to reduce impacts to species occurrences in protected open space areas; • Reporting requirements to track success or failure of the mitigation program and to ensure consistent data collection and reporting methods used by monitoring personnel; and, • Maintenance and cost estimates. <p>The mitigation ratio (habitat area created to habitat area impacted) will be 2:1 for every acre of special-status plant species' habitat impacted by development of the Agricultural Residential Cluster Subdivision. Mitigation for the San Luis Obispo morning glory may also occur in mitigation area designated for the Valley Needlegrass Grassland as this is the preferred habitat for this species [please refer to Agricultural Residential Cluster Subdivision measure B-2(a)].</p> <p>ARCS B-5(c) San Luis Obispo Mariposa Lily and San Luis Obispo County Morning Glory Plant, Seed and Bulb Collection and Distribution. All San Luis Obispo mariposa lily and San Luis Obispo County morning glory plants located within 25 feet of the proposed lots and roads will be removed by a qualified biologist during</p> | |



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| | <p>clearing and grading activities associated with lot development and road construction. Like many closely related species, these species can be grown from seed given the appropriate environment such as edaphic factors and competition from other plants. Therefore, mitigation for impacts to these occurrences shall consist of a qualified biologist collecting seed from impacted plants, storing the seed during construction activities, and distributing the seed into appropriate habitat in the vicinity of collection once construction of the proposed lots and roads are complete. Bulbs for San Luis Obispo mariposa lily also may be removed during flowering and transplanted to the receptor site. The applicant shall contract a County approved botanist to prepare a seed salvage, storage and relocation plan for the San Luis Obispo mariposa lily occurrence impacted by the construction of lots and roads within the residential area as part of the mitigation plan, as well as any San Luis Obispo County morning glory occurrence that would be impacted. The plan will identify the methods, techniques and timing of the seed collection, storage, and relocation program.</p> <p>ARCS B-5(dc) Protective Fencing. The applicant shall identify the limits of road construction and lot development, and a qualified biologist shall oversee the installation of temporary fencing around the remaining Valley Needlegrass Grassland habitat containing the San Luis Obispo mariposa lily and/or San Luis Obispo County morning glory occurrences, prior to any construction activities in the vicinity including ground disturbance or site grading. Protective fencing shall remain in place throughout construction activities.</p> <p>ARCS B-5(e) Worker Education Program. Before any grading or construction activities commence, all construction personnel associated with the Agricultural Residential Cluster Subdivision shall attend a worker education program regarding the San Luis Obispo mariposa lily, San Luis Obispo County morning glory, vernal pool fairy shrimp, southern steelhead, California red-legged frog, and other special status plant and animal species occurrences on site. The specifics of this program shall include identification of the plant and animals and their habitat, and careful review of the limits of construction required to reduce impacts to this species. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the Agricultural Residential Cluster Subdivision. Planning and Building shall be notified of the time that the applicant intends to hold this meeting.</p> | |
| ARCS Impact B-6 The proposed Agricultural Residential Cluster Subdivision could result in a direct take of the Federally | The following mitigation measures are required to conclusively determine the presence or absence of VPFS within the on-site seasonal pools and reduce impacts to VPFS to a less than significant level, if present: | Implementation of the above mitigation measures in concert with Agricultural Residential Cluster Subdivision measures B- |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

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| Impact | Mitigation Measures | Residual Impacts |
| <p>Threatened Vernal Pool Fairy Shrimp through grading activities for the proposed development, and sediment runoff into seasonal pools. This potential impact is Class II, <i>Significant but mitigable</i>.</p> | <p>ARCS B-6(a) VPFS Presence/Absence Determination. Prior to issuance of Grading Permits, a USFWS protocol dry wet season survey shall be conducted prior to 2010/2011 by a qualified and federally permitted biologist to complete protocol survey efforts requirements to conclusively determine the presence or absence of VPFS within the Agricultural Residential Cluster Subdivision site. The dry wet season survey shall include the collection of soil from surveys of SP 1, 2, 3, 4, 5, 6, and 7 and a cyst analysis as per the USFWS (1996) guidelines. A 90-Day report consistent with current federal reporting guidelines shall be prepared to document the methods and results of surveys. Should the presence of VPFS or additional special-status wildlife species be determined, a map identifying locations in which these species were found shall be prepared and included in the report.</p> <p>If the surveys produce a negative finding for the presence of VPFS, then no further mitigation would be required. If VPFS are identified within SP 1, 2, 3, 4, 5, 6, or 7, then mitigation Agricultural Residential Cluster Subdivision measure B-6(b) would be required.</p> <p>ARCS B-6(b) FESA Consultation and Mitigation Regarding VPFS. This measure shall only apply if VPFS are identified during USFWS protocol surveys.</p> <p>The applicant shall coordinate with the USFWS and ACOE and shall undertake consultation pursuant to Section 7 (federal nexus) and/or Section 10 (no federal nexus) of the Federal Endangered Species Act (FESA), as applicable. This consultation may necessitate the issuance of a USFWS Biological Opinion and/or the preparation of a Habitat Conservation Plan for VPFS and their habitat. The applicant shall implement measures that minimize the Agricultural Residential Cluster Subdivision adverse effects on VPFS. Subject to concurrence by and coordination with USFWS, required measures may include the following:</p> <ul style="list-style-type: none"> • Avoidance of occupied habitats and a three hundred-foot setback from occupied habitats; and • Where avoidance is not possible, compensatory mitigation for impacts to occupied habitats at a 3:1 ratio, and impacts to potentially suitable habitats in which VPFS were not found at a 2:1 ratio. <p>Suitable setbacks shall be developed in conjunction with the USFWS to avoid take of a federally listed species. If complete avoidance is not economically or technically feasible, then an incidental take permit for the VPFS through either Section 7 or Section 10 of the FESA will be required to reduce impacts to this species to a less</p> | <p>4(a) (Wetland and Riparian Protection), B-8(a) (FESA Consultation California Red-legged Frog Avoidance, Minimization, and Mitigation Measures) and B-9(b) (Southwestern Pond Turtle Avoidance, Capture and Relocation) would reduce impacts to VPFS to a less than significant level. A requirement of FESA is that any such take shall not jeopardize the continued existence of the listed species. Since the FESA incidental take permitting approval process requires implementation of conservation strategies to avoid, minimize, or compensate for adverse effects of the project to fully mitigate for impacts and leave a species in as good or better condition than it was before the project, Therefore, the impact to VPFS is Class II, <i>significant but mitigable</i>.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>than significant level.</p> <p>The compensatory mitigation ratio shall be determined by the USFWS. Suitable replacement habitat will be identified by a VPFS mitigation plan. A USFWS permitted biologist familiar with VPFS habitat "creation" techniques shall review VPFS compensatory mitigation areas. Enhancement of the on-site vernal pool/wetland habitat that is undisturbed by Agricultural Residential Cluster Subdivision may also be a part of the mitigation program for any impacted VPFS habitats. In consultation with Upon approval from the USFWS, an appropriate salvage and relocation methodology will be selected that will include the following:</p> <ul style="list-style-type: none"> • Shrimp cysts shall be collected during the dry season from the existing habitat and placed into storage; • Topsoil shall also be removed and stored inunder conditions suitable to retain cysts, and used as a top dressing for created vernal pools as proposed in the VPFS mitigation plan; • If topsoil is not used, preserved cysts would be added to the recreated vernal pool/wetlands in December or January, after sufficient pooling has occurred. <p>The applicant shall coordinate with USFWS, and other resource agencies as applicable. The applicant shall present written confirmation from USFWS that the Agricultural Residential Cluster Subdivision complies with the applicable requirements of FESA.</p> | |
| <p>ARCS Impact B-7 The proposed Agricultural Residential Cluster Subdivision could result in a direct take of the Federally Threatened southern steelhead South/Central California Coast Steelhead and/or the loss of Federally designated SS Steelhead Critical Habitat through grading activities for the proposed development, and sedimentation of occupied creeks. This potential impact is Class II, <i>significant but mitigable</i>.</p> | <p>ARCS B-7(a) <u>SS South/Central California Coast Steelhead (Steelhead) Mitigation, Minimization and Protection Plan.</u> SS has Steelhead have been identified on-site and setbacks from their identified critical habitat shall be implemented to avoid or minimize impacts to take of a this federally listed species and its habitat. Prior to development, a NOAA Fisheries approved SS Steelhead Steelhead Protection Plan shall be prepared by a qualified sSteelhead biologist to protect SS Steelhead within all the on-site tributaries to the Salinas River including portions of Trout and Tostada Creeks. The plan shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> • A 400 200 foot permanent buffer from the top of bank of Trout and Tostada Creeks and 50 foot buffer or minimum setback determined by NOAA from ephemeral drainages that are tributaries to Trout Creek, and wetlands shall be established and protected to maintained in perpetuity. In the short term, this buffer will ensure construction activities do not increase the erosion potential in the area or facilitate construction related sediment | <p>Implementation of the above mitigation measures in concert with Agricultural Residential Cluster Subdivision measures B-4(a) (Wetland and Riparian Protection) and B-8(a) (FESA Consultation California Red-legged Frog Avoidance, Minimization, and Mitigation Measures) and those resulting from compliance with the FESA would reduce impacts to SS-Steelhead Steelhead to a less than significant level. A requirement of FESA is that any such take</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>from entering the creek. The buffer shall be demarcated with highly visible construction fencing for the benefit of contractors and equipment operators. In the long term, this buffer will minimize impacts to riparian habitats that are critical for Steelhead, and reduce the amount of sediment and pollutant runoff that would enter these waterways. Roadways, grading, landscaping, structures and other types of disturbance shall be prohibited within these buffer areas, with the exception of road crossings, as detailed below.</p> <ul style="list-style-type: none"> • Road crossings of Trout and Tostada Creeks are allowable (if permitted by the appropriate agencies) if the following measures are implemented. The crossings must be designed following the NMFS Southwest Region’s (2001) Guidelines for Salmonid Passage at Stream Crossings [http://swr.nmfs.noaa.gov/hcd/MNFSSCG.PDF]. Clear-span structures are recommended. Areas of temporary disturbance resulting from the construction or improvements to road crossings shall be restored using native vegetation at a minimum of 2:1 (area restored:area temporarily impacted). However, agency permitting for impacts to riparian and/or wetland resources may require a higher ratio. Additional details required for riparian restoration are contained within measure B-4(a). • The applicant shall prepare and submit for approval to the County a sediment and erosion control plan that specifically seeks to protect waters and riparian woodland resources adjacent to construction site. Erosion control measures shall be implemented to prevent runoff into Trout and Tostada Creeks, ephemeral drainages, and wetlands. Silt fencing, straw bales, and/or sand bags shall be used in conjunction with other methods to prevent erosion and sedimentation of the stream channel. The plan shall specify locations and types of erosion and sediment control structures and materials that would be used on-site during construction activities. The plan shall also describe how any and all pollutants originating from construction equipment would be collected and disposed. • During construction activities, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing will not be allowed in locations where the tainted water could affect sensitive biological resources. <p>The applicant shall coordinate with the NOAA National Marine Fisheries Service and ACOE, and shall demonstrate compliance with Section 7 (federal nexus) and/or Section 10 (no federal nexus) of the federal Endangered Species</p> | <p>shall not jeopardize the continued existence of the listed species. Since the FESA incidental take permitting approval process requires implementation of conservation strategies to avoid, minimize, or compensate for adverse effects of the project to fully mitigate for impacts and leave a species in as good or better condition than it was before the project,</p> <p>Therefore, the impact to SS Steelhead is Class II, significant but mitigable.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>Act (FESA), as applicable. This consultation may necessitate the issuance of a NMFS Biological Opinion and/or the preparation of a Habitat Conservation Plan for Steelhead and their habitat. The applicant shall also coordinate with CDFG and other resource agencies, as applicable. The applicant shall implement all measures prescribed by these agencies.</p> <p>ARCS B-7(b) FESA Consultation and Mitigation Regarding SS. This measure shall only apply if avoidance of SS streams, as described in Agricultural Residential Cluster Subdivision measure B-7(a) (SS Protection Plan) is not feasible.</p> <p>The applicant shall coordinate with the NOAA and ACOE and shall undertake consultation pursuant to Section 7 (federal nexus) and/or Section 10 (no federal nexus) of the Federal Endangered Species Act (FESA), as applicable. This consultation may necessitate the issuance of a NOAA Biological Opinion and/or the preparation of a Habitat Conservation Plan for SS and their habitat. The applicant shall coordinate with NOAA Fisheries, CDFG, and other resource agencies as applicable. The applicant shall implement measures that minimize the Agricultural Residential Cluster Subdivision adverse effects on SS. Subject to concurrence by and coordination with USFWS, required measures may include the following: permanent development and disturbance buffers from SS streams, compensatory mitigation at a ratio determined by USFWS, implementation of replacement habitat, and/or enhancement of existing habitat.</p> | |
| <p>ARCS Impact B-8 The proposed Agricultural Residential Cluster Subdivision would result in take of the Federally Threatened California red-legged frog through grading activities for the proposed development, and would fragment the amount of available habitat potentially used for movement and dispersal. This potential impact is Class II, <i>Significant but mitigable</i>.</p> | <p>If feasible, the applicant should avoid known CRLF breeding sites and potential movement corridors. The proposed project design would not avoid impacts to CRLF and its habitat. If avoidance cannot be achieved, the following mitigation measure is required to reduce direct and indirect impacts on the CRLF:</p> <p>ARCS B-8(a) FESA Consultation California Red-legged Frog Avoidance, Minimization, and Mitigation Measures. The applicant shall coordinate with the USFWS/NOAA and ACOE and shall undertake consultation pursuant to Section 7 (federal nexus) and/or Section 10 (no federal nexus) of the Federal Endangered Species Act (FESA), as applicable. Please see Agricultural Residential Cluster Subdivision measure B-7(a) for NOAA consultation requirements regarding the SS. This consultation may necessitate the issuance of a USFWS Biological Opinion and/or the preparation of a Habitat Conservation Plan for CRLF and their habitat. The applicant shall provide a copy of any Incidental Take authorization to the County and implement measures required by the USFWS that minimize the Agricultural Residential Cluster Subdivision project's adverse effects on CRLF. Subject to concurrence by and coordination with the USFWS, required measures may shall</p> | <p>A Biological Opinion and/or preparation of an approved Habitat Conservation Plan is required to authorize the potential incidental take of the CRLF pursuant to FESA. A requirement of FESA is that any such take shall not jeopardize the continued existence of CRLF. Since the FESA incidental take permitting approval process requires implementation of conservation strategies to avoid, minimize, or compensate for adverse effects of the project to fully mitigate for impacts and leave a species in</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>include the following:</p> <ul style="list-style-type: none"> At least 45 days prior to the onset of activities, the applicant shall submit the name(s) and credentials of biologists who would conduct activities specified in the following measures. No project activities shall begin until proponents have received written approval from the USFWS that the biologist(s) is qualified to conduct the work. A USFWS-approved biologist shall survey the work site and suitable habitat within 330 feet of work sites two weeks before the onset of activities. If CRLF, tadpoles, or eggs are found, the approved biologist shall contact USFWS to determine if moving any of these life stages is appropriate or proceed according to the Biological Opinion for this species relocations shall be conducted only if authorized by the USFWS. In making this determination, USFWS shall consider if an appropriate relocation site exists. If USFWS approves moving animals, the approved biologist shall be allowed sufficient time to move CRLF from the work site before work activities begin. Only USFWS-approved biologists shall participate in activities associated with the capture, handling, and monitoring of CRLF. All conditions of the Biological Opinion specified by the USFWS exemption or authorization shall be implemented regarding relocation of this species. If CRLF are found during the preconstruction surveys within 330 feet of any work area, and for any areas already known to be occupied by CRLF, work within 330 foot of these habitats must be limited to the period between April 30 to July 30 or the work area must be surrounded by exclusionary fencing to reduce impacts to frogs that are in upland areas during the rainy season or juvenile dispersal. The exclusionary fencing shall be at least three feet high and keyed into the ground, made of solid mesh (such as silt fence; orange construction fence is not suitable) and shall be maintained throughout the construction period. This fencing can also function for erosion and sedimentation control. An approved biologist must survey the project limits for CRLF each morning prior to the start of work. Any CRLF found within the work area shall be relocated, if authorized by the USFWS. If relocations are not authorized by the USFWS, the fence shall be modified to allow the frog to pass through to suitable habitat, | <p>as good or better condition than it was before the project, Implementation of the above mitigation measure and those required as a result of FESA compliance would reduce impacts to the CRLF to a less than significant level. Therefore, the impact to CRLF is Class II, <i>significant but mitigable</i>.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>and work shall not commence until it has left.</p> <ul style="list-style-type: none"> • Before any construction activities begin on the Agricultural Residential Cluster Subdivision, a USFWS-approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the CRLF and its habitat, the importance of the CRLF and its habitat, the general measures that are being implemented to conserve the CRLF as they relate to the project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions. • A USFWS-approved biologist shall be present at the work site until such time as all removal of California red-legged frogs, instruction of workers, and habitat disturbance have been completed. After this time, the contractor or permittee shall designate a person to monitor the on-site compliance with all minimization measures. The USFWS approved biologist shall ensure that this individual receives training outlined above and in the identification of CRLF. The monitor and the USFWS-approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by USFWS during review of the proposed action. If work is stopped, USFWS, and the ACOE as applicable, shall be notified immediately by the USFWS-approved biologist or on-site biological monitor. • During project activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas. • All fueling and maintenance of vehicles and other equipment and staging areas shall occur at least 100 feet from any riparian habitat or water body. The permittee, and ACOE as applicable, shall ensure contamination of habitat does not occur during such operations. Prior to the onset of work, the permittee shall prepare and comply with a plan to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur. • A USFWS-approved biologist shall ensure that the spread or introduction of | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

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| Impact | Mitigation Measures | Residual Impacts |
| | <p>invasive non-native plant and animal species, especially bullfrogs shall be avoided to the maximum extent possible. Invasive exotic plants and animals in the development shall be removed and destroyed.</p> <ul style="list-style-type: none"> • Agricultural Residential Cluster Subdivision riparian and wetland areas shall be revegetated with an appropriate assemblage of native riparian wetland and upland vegetation suitable for the area. A species list and restoration and monitoring plan shall be included with the project proposal for review and approval by USFWS, and the ACOE as applicable. Such a plan must include, but not be limited to: location of the restoration, species to be used, restoration techniques, time of year the work will be done, identifiable success criteria for completion, and remedial actions if the success criteria are not achieved. • Stream contours shall be returned to their original condition at the end of project activities, unless consultation with USFWS has determined that it is not beneficial to the species or feasible. • The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary for development. Routes and boundaries shall be clearly demarcated, and these areas shall be outside of riparian and wetland areas. Where impacts occur in these staging areas and access routes, restoration shall occur as identified in the above measures. • To minimize the potential for direct impacts to dispersing individuals, work activities shall be completed in the dry season, between April 1 and November 1. • Establishment of permanent disturbance buffers, including landscaping prohibitions, A 200 foot permanent buffer (from the edge of the high water line for ponds, or from the top of bank on either side of creeks) shall be established and maintained in perpetuity around water bodies with confirmed occurrences of CRLF. This includes the lengths of Trout, Tostada, and Yerba Buena Creeks; an upstream pool in Taco Creek; and any stock ponds that may contain CRLF. In the short term, this buffer will ensure construction activities do not increase the erosion potential in the area or facilitate construction related sediment from entering the creeks. The buffer shall be demarcated with highly visible | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>construction fencing for the benefit of contractors and equipment operators. In the long term, this buffer will minimize impacts to riparian and emergent wetland habitats that are critical for upland habitat use by CRLF, and reduce the amount of sediment and pollutant runoff that would enter these waterways. Roadways, grading, landscaping, structures and other types of disturbance shall be prohibited within these buffer areas. Road crossings of these streams are allowable (if permitted by the appropriate agencies) following the measures listed above. Permanent buffer areas shall be demarcated with a type of fencing that would prohibit vehicular and livestock access, discourage use by humans, but allow access by wildlife. An example of fencing that could meet these requirements is welded pipe fence such as the type that exists at the entrance of the Agricultural Residential Cluster Subdivision.</p> <ul style="list-style-type: none"> • Areas of temporary disturbance resulting from the construction or improvements to road crossings shall be restored using native vegetation at a minimum of 2:1 (area restored to area temporarily impacted). However, agency permitting for impacts to riparian and/or wetland resources may require a higher ratio. Additional details required for the riparian restoration plan are contained within measure B-4(a). • Restrictions on the use of pesticides near water bodies with confirmed occurrences of CRLF. • Inadvertent Take procedures, including USFWS notification requirements. | |
| <p>ARCS Impact B-9 The proposed Agricultural Residential Cluster Subdivision would directly and indirectly reduce the populations and available habitat for wildlife in general, including special-status wildlife species. Because of the size of the site, degree of habitat diversity, and known or potential presence of a number of special-status wildlife species on-site, the loss of</p> | <p>ARCS B-9(a) Legless and Horned Lizard Capture and Relocation. Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the silvery legless lizard and coast horned lizard. Designated areas in permanent open space shall be identified within the Agricultural Residential Cluster Subdivision site for release of captured legless lizards and coast horned lizards.</p> <p>Surveys shall be conducted by a County approved biologist, and shall include the following minimum requirements:</p> | <p>The implementation of the above mitigation measures would reduce impacts to wildlife in general to a less than significant level.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| wildlife habitat is a Class II, <i>significant but mitigable</i> impact. | <ul style="list-style-type: none"> Raking of leaf litter and sand under shrubs within suitable habitat in the area to be disturbed to a minimum depth of eight inches for the silvery legless lizard. In addition to raking, “coverboards” shall be used to capture silvery legless lizards and coast horned lizards. Coverboards can consist of untreated lumber, sheet metal, corrugated steel, or other flat material used to survey for reptiles and amphibians. Coverboards shall be placed flat on the ground and checked regularly in the survey areas. Coverboards shall be placed in the survey area a minimum of two weeks, but preferably at least four weeks, before surveys begin and will be checked once a week during raking surveys. Captured lizards will be placed immediately into containers containing sand or moist paper towels and released in designated release areas no more than three hours after capture. During all grading activities, a qualified biologist shall be on-site to recover any silvery legless lizards that may be excavated/unearthed with native material. The unearthed lizards shall be immediately relocated and released to the designated release area. <p>ARCS B-9(b) Southwestern Pond Turtle Avoidance, Capture and Relocation. A County approved biologist shall conduct spring surveys for this species before the onset of construction activities. The survey area shall include ponds located within the Agricultural Residential Cluster Subdivision site with ponded water as well as on-site drainage corridors. If any southwestern pond turtles are found within 1,000 feet of construction activities such as lot grading or road construction, the approved biologist shall contact CDFG to determine if moving any individuals is appropriate. If CDFG approves moving animals, the biologist shall be allowed sufficient time to move the animals from the work site before work activities begin. If CDFG does not recommend moving the animals, a 1,000 foot buffer from the pond, seasonal pool, in stream pools, and /or nesting site shall be implemented. No grading or other construction activities shall occur within the set buffer. Only the approved biologist shall participate in activities associated with the capture and handling of turtles. Agricultural Residential Cluster Subdivision measures B-4(a), B-6(b), and B-8(a) will also benefit this species. B-4(a) will reduce direct impacts (development), restore impacted areas, and reduce potential indirect impacts (sedimentation and concrete/oil runoff) into wetlands and riparian habitat used for breeding and foraging by the southwestern pond turtle. B-6(b) will provide federal (USFWS) protection to seasonal pool/wetland habitat that are occupied by the federally threatened VPFS and that may</p> | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>also be used by the SWPT and B-8(a) will provide federal protection to riparian and seasonal pool/wetland habitat that are occupied by the federally-threatened CRLF and that may also be used by the SWPT.</p> <p>ARCS B-9(c) Pre-Construction Bird Survey. Pre-Construction Bird Survey. To avoid impacts to nesting special-status bird species, namely the state Fully Protected white-tailed kite and golden eagle, the federally-threatened and Fully Protected bald eagle, other special-status bird species listed in Table 4.3-4, and all birds protected under the Migratory Bird Treaty Act, the initial ground-disturbing activities and tree removal shall be limited to the time period between September 1 and February 15. If initial site disturbance, grading, and tree removal cannot be conducted during this time period, a pre-construction survey for active nests within the limits of grading shall be conducted by a qualified biologist at the site two weeks prior to any construction activities. The Protocol for Evaluating Bald Eagle Habitat and Populations in California Bald Eagle (Jackson and Jennings, 2004) may be required by the USFWS, CDFG, and/or the County if bald eagle activity in the Santa Margarita area is observed in the winter prior to grading or other construction activities. All potential nest locations shall be searched by the biologist including, but not limited to grassland, chaparral, central coastal scrub, and oak woodlands. If active nests are located, all construction work must be conducted outside a buffer zone from the nests to be determined by a qualified biologist. No direct disturbance to nests shall occur until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to the start of construction in the buffer zone. Surveys following the <i>Protocol for Evaluating Bald Eagle Habitat and Populations in California Bald Eagle</i> (Jackson and Jennings, 2004) may be are also required.</p> <p>ARCS B-9(d) American Badger Avoidance. The mitigation measures below are recommended to determine whether badgers are present in the area prior to development and to prevent American badgers from becoming trapped in burrows during construction activities.</p> <ul style="list-style-type: none"> • A pre-construction survey for active American badger dens shall be conducted within one month of initial ground disturbance activities by a County qualified biologist. To avoid the potential direct take of adults and nursing young, no grading shall occur within 50 feet of an active badger den as determined by a County-approved biologist between March 1 and June 30. | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>Construction activities during July 1 through March 1 shall comply with the following measures to avoid direct take of adult and weaned juvenile badgers:</p> <ul style="list-style-type: none"> • A County-approved biologist shall conduct a biological survey of the entire development area prior to the start of ground clearing or grading activity. The survey shall cover the entire area proposed for development. Surveys shall focus on both old and new den sites. If dens are too long to see the end, a fiber optic scope (or other acceptable method such as den characteristics) shall be used to assess the presence of badgers. If no fiber optic scope is available, occupation of the potential dens by badgers can be ascertained by dusting the den openings with a fine layer of dust for three successive nights and looking for footprints or other evidence of occupation. Inactive dens shall be excavated by hand with a shovel to prevent badgers from re-using them during construction. • If American badger dens are found, the qualified biologist shall establish and clearly mark an appropriate buffer zone to protect the den. No grading or construction activities shall occur within the buffer zone until the biologist can safely close the badger den and has removed the buffer zone markings. <p>ARCS B-9(e) Native Landscaping. All landscaped plants for the project shall be on the County's approved plant list. To ensure that project landscaping does not introduce invasive non-native plant species into the vicinity of the site, the final landscaping plan shall be reviewed and approved by a County approved biologist and County Environmental and Resource Management Division prior to implementation. All invasive plant species shall be removed from the landscaping plan.</p> <p>ARCS B-9(f) Pet Brochure. The applicant shall prepare a brochure that informs prospective homebuyers about the impacts associated with non-native animals, especially cats and dogs, and other non-native animals to the project site. Similarly, the brochure shall inform potential homebuyers of the potential for coyotes to prey on domestic animals.</p> <p>ARCS B-9(g) Night Lighting Standards. Night lighting of public areas shall be kept to the minimum necessary for safety purposes. Exterior lighting within 100 feet of open space shall be shielded and aimed as needed to avoid spillover into open space areas. Decorative lighting shall be low intensity and be less than 25 watts.</p> | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | ARCS B-9(h) Minimize Road Widths. Roadway widths adjacent to open space/agricultural areas shall be reduced to the minimum width possible, while maintaining Fire Department Requirements for emergency access, with slower speed limits introduced. Posted speed limits should be 25 mph or less. | |
| CULTURAL RESOURCES | | |
| ARCS Impact CR-3 Construction of the Agricultural Residential Cluster Subdivision could disturb previously unidentified buried archeological deposits. This is considered a Class II, <i>significant but mitigable</i> impact. | <p>ARCS CR-3(a) Buried Site Testing at Isolate Locations. Isolated artifacts shall be tested by a qualified archaeologist to determine whether or not isolated artifacts within or adjacent to the Agricultural Residential Cluster Subdivision represent more substantial buried components. Such testing shall involve hand excavation of shovel probes and/or other sampling units. The type and distribution of sampling units shall be determined by a qualified professional archaeologist, who will carry out the isolate testing in the presence of a Native American monitor. If isolate testing reveals the presence of a buried site, then site boundary definition and avoidance, or mitigative data recovery, shall be carried out in accordance with Agricultural Residential Cluster Subdivision measures CR-2(a) or CR-2(b) above.</p> <p>ARCS CR-3(b) Archaeological Resource Construction Monitoring. An archaeological resource monitoring plan prepared by a qualified archaeologist shall be submitted for review by the County Environmental Coordinator. The plan shall include a list of personnel involved in monitoring activities, and descriptions of monitoring methods, resources expected to be encountered, circumstances that would result in halting work, procedures for halting work, and procedures for monitoring reporting.</p> <p>At the commencement of Agricultural Residential Cluster Subdivision construction, an archaeologist and a Native American representative shall conduct an orientation for construction workers to describe site avoidance requirements, the possibility of exposing unexpected archaeological resources, and the steps to be taken if such a find is encountered.</p> <p>A qualified archaeologist and Native American representative shall monitor all earth moving activities within native soil. If multiple pieces of heavy equipment are in use simultaneously at diverse locations during construction, each location may be monitored individually. In the event that archaeological remains are encountered during construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation, if necessary, is implemented.</p> | With implementation of the above mitigation measures, impacts would be reduced to a less than significant level. |
| Impact CR-4 There is the potential that Agricultural | ARCS CR-4(a) Treatment of Human Remains. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated | With implementation of the above mitigation measure, |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|---|---|
| Impact | Mitigation Measures | Residual Impacts |
| <p>Residential Cluster Subdivision construction will disturb previously unidentified human remains. This is considered a Class II, <i>significant but mitigable</i> impact.</p> | <p>cemetery, the following steps will be taken:</p> <ol style="list-style-type: none"> I. State Health and Safety Code Section 7050.5 requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: <ul style="list-style-type: none"> • The County Coroner is contacted to determine that no investigation of the cause of death is required, and • If the coroner determines the remains to be Native American, the coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission shall identify the person or persons it believes to be most likely descended from the deceased Native American. The most likely descendent may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public resources Code Section 5097.98. II. If the Native American Heritage Commission is unable to identify a most likely descendent; or if the most likely descendent fails to make a recommendation within 24 hours after being notified by the commission; or if the landowner or his authorized representative rejects the recommendation of the descendent, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner, then the landowner or his authorized representatives shall reinter the Native American human remains and associated grave items with appropriate dignity on the property in a location not subject to further subsurface disturbance. However, any such activity shall be supervised by a Chumash representative if a most likely descendent is either not identified or fails to respond to notification. | <p>impacts would be reduced to a less than significant level.</p> |
| <p>ARCS Impact CR-5 Implementation of the Agricultural Residential Cluster Subdivision could result in indirect impacts to identified or unidentified archaeological and historical resources. This is considered a Class II, <i>significant but mitigable</i> impact.</p> | <p>ARCS CR-5(a) Prohibition of Archaeological Site Tampering. Off-road vehicle use, unauthorized collecting of artifacts, and other activities that could destroy or damage archaeological or historical sites shall be prohibited and shall be punishable by fine. The applicant shall prepare a brochure for all homebuyers and other occupants describing the cultural sensitivity of the area and explaining the prohibitions. Informational material shall be general in content and shall not include any information that could lead to the identification or location of sensitive cultural resources. Homebuyers and other occupants shall acknowledge receipt and understanding of such prohibitions in writing.</p> | <p>With implementation of the above mitigation measures, impacts would be reduced to a less than significant level.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>ARCS CR-5(b) Periodic Monitoring of Archaeological Site Condition. To ensure that prohibitions on site tampering and vandalism are effective, the applicant shall fund an annual inspection of cultural resources within or adjacent to the Agricultural Residential Cluster Subdivision, during which the condition of the sites shall be assessed and any degradation of integrity from vandalism, erosion, or other factors shall be identified. A qualified professional archaeologist and/or a Native American representative trained in site assessment shall carry out the annual site inspections and prepare a brief report for the County, with recommendations for addressing any apparent site degradation. The applicant shall also develop a list of threatened and sensitive cultural resources sites on other lands within the Agricultural Residential Cluster Subdivision area, and shall retain a qualified archaeologist to inspect and report to the County Environmental Coordinator on the condition of those sites annually.</p> | |
| <p>ARCS Impact CR-6 Agricultural Residential Cluster Subdivision facilities and infrastructure could impact fossil-bearing strata and could damage or destroy significant fossil materials. This is considered a Class II, <i>significant but mitigable</i> impact.</p> | <p>ARCS CR-6(a) Preparation of a Paleontological Resource Monitoring Plan. Prior to issuance of grading permits, the applicant shall retain a qualified accredited paleontologist to prepare a Paleontological Resource Monitoring Plan based on the specific construction plans. The monitoring plan shall detail the procedures for monitoring construction in areas of high or unknown sensitivity, collecting fossil remains and relevant geographic and stratigraphic data, stabilizing and preserving recovered specimens, and cataloguing and curating the collection (see Agricultural Residential Cluster Subdivision measure P-1(b and c) below). The monitoring plan shall include provisions for collecting a representative sample of invertebrates from the identified site at the Agricultural Residential Cluster Subdivision site prior to construction, documenting the site according to the standards developed by the National Research Council (1987), and assessing the potential of this site to contain significant vertebrate remains.</p> <p>ARCS CR-6(b) Paleontological Monitoring. A qualified paleontological monitor shall observe any initial excavation, grading, or other ground disturbance which extends below the upper soil layers in <i>in situ</i> sedimentary rock where paleontological sensitivity is high or unknown. Any excavation into <i>in situ</i> older Quaternary Alluvium, Paso Robles, Monterey, Santa Margarita, Vaqueros, Atascadero, or Toro formations should be monitored. The areas covered by late Quaternary strata should be monitored if excavation is undertaken below the uppermost few feet of sediment, because these strata have yielded vertebrate remains elsewhere in San Luis Obispo County. Shallow excavations in the Quaternary deposits are unlikely to yield significant fossils and do not need monitoring. Paleontologists who monitor excavations must be qualified and experienced in salvaging fossils and authorized to temporarily divert equipment while removing fossils. They must be properly equipped</p> | <p>With implementation of the above mitigation measures, impacts would be reduced to a less than significant level.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>with tools and supplies to allow for rapid removal and preparation of specimens, and trained in safe practices when working around construction equipment. If multiple pieces of heavy equipment are in use simultaneously at diverse locations during construction, each location may be monitored individually.</p> <p>ARCS CR-6(c) Treatment of Paleontological Remains Discovered During Monitoring. If paleontological resources are found during excavations or other ground disturbance, work shall cease temporarily in the immediate area of the discovery. Ground disturbance may be redirected to another area so that the significance of the fossil find may be assessed. If an accredited paleontologist is not already on site, a vertebrate paleontologist with regional experience will be contacted to inspect the excavation, assess the significance of the fossil find, recover any exposed fossils of significance, and recommend additional mitigation measures, if necessary.</p> <p>A standard sample (3–12 cubic meters) of matrix from each site will be taken for identification of microvertebrates (rodents, birds, rabbits), especially when the potential for microvertebrates is high. The monitors also will determine whether the fossils are part of an archaeological deposit. If the fossils are found with cultural material, the site then will be considered an archaeological discovery and treated according to the procedures specified in Agricultural Residential Cluster Subdivision measure CR-3(b).</p> <p>Significant fossils found during construction shall be preserved by prompt removal whenever feasible. Due to the potential for rapid deterioration of exposed surface fossils, preservation by avoidance is not an appropriate measure. When a significant fossil cannot be removed immediately, stabilization is needed to prevent further deterioration prior to removal. The fossil location must be stabilized under the direction of a professional paleontologist.</p> <p>At the time of collecting, each specimen or group of specimens will be clearly located and plotted on a USGS topographical quadrangle map. Field methods, other excavation activities, and working conditions during monitoring of the paleontological resources will be recorded in a field notebook or on a paleontological resources record or worksheet such as those developed by the National Research Council (1987).</p> <p>Recovered specimens will be stabilized and prepared for identification. Sedimentary matrix with microfossils will be screen washed and sorted to identify the contained fossils. Removal of excess matrix during preparation reduces long-term storage</p> | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| | <p>requirements. Competent qualified specialists will classify individual specimens to the lowest identifiable taxon, typically to genus, species, and element. Batch identification and batch numbering (e.g., “mammal, 25 specimens”) should be avoided.</p> <p>Paleontological specimens will be cataloged according to current professional standards, and a complete list of collected specimens must be prepared. A complete set of field notes, geologic maps, and stratigraphic sections must accompany the fossil collections.</p> <p>All fossil remains recovered during construction and operation must be curated by a recognized, nonprofit paleontological specimen repository with a permanent curator, such as a museum or university. Specimens must be stored in a fashion that allows researchers to retrieve specific individual specimens in the future. In addition to the LACM and UCMP, qualified research facilities include California State Polytechnic University, San Luis Obispo; the Santa Barbara Museum of Natural History; or Santa Barbara City College.</p> <p>The project paleontologist will complete a final report summarizing findings, describing important fossil localities (vertebrate, megainvertebrate, or plant) discovered in the project area, and explaining any mitigation measures taken. The report will include a summary of the field and laboratory methods, site geology and stratigraphy, an itemized inventory of recovered specimens, faunal lists, and site records. The report also should discuss the importance of the recovered fossil materials. The reports will be prepared by a professional paleontologist and distributed to the appropriate agencies, museums, colleges, or universities.</p> | |
| DRAINAGE, EROSION AND SEDIMENTATION | | |
| <p>ARCS Impact D-2 The Agricultural Residential Cluster Subdivision would introduce paved and roofed areas and thus has the potential to result in increased peak storm water discharges and volumes of runoff. Impacts are Class II, <i>significant but mitigable</i>.</p> | <p>ARCS G-2(b) Grading and Erosion Control Plan. A grading and erosion control plan that minimizes erosion, sedimentation and unstable slopes shall be prepared and implemented by the applicant or representative thereof, prior to issuance of tract-wide Grading Permits. It must include the following:</p> <ul style="list-style-type: none"> a. Methods such as retention basins, drainage diversion structures, spot grading, silt fencing/coordinated sediment trapping, straw bales, and sand bags shall be used to minimize erosion on slopes and siltation into Yerba Buena, Santa Margarita and Trout Creeks (including the unnamed tributary to Trout Creek) during grading and construction activities. b. Grading shall be prohibited within 100 feet of Trout Creek and within 50-feet of the unnamed tributary to Trout Creek, wetlands, and waters of the U.S. | <p>With implementation of the required measures, the Agricultural Residential Cluster Subdivision would result in less than significant impacts related to peak storm water discharges and volumes of runoff.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>[refer to Agricultural Residential Cluster Subdivision measure B-4(a) (Wetland and Riparian Protection) in Section 4.3, <i>Biological Resources</i>].</p> <ul style="list-style-type: none"> c. Graded areas shall be revegetated within 4 weeks of grading activities with deep-rooted, native, drought-tolerant species to minimize slope failure and erosion potential. If determined necessary by Planning and Building, irrigation shall be provided. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established. d. Temporary storage of construction equipment and equipment washing areas shall be limited to a minimum of 100 feet from Trout Creek and 50-feet from the unnamed tributary to Trout Creek, wetlands, and waters of the U.S. e. After construction of tract improvements, exposed areas shall be stabilized to prevent wind and water erosion, using methods approved by the Planning and Building Department Grading Division and the Air Pollution Control District (APCD). These methods may include the importation of topsoil to be spread on the ground surface in areas having soils that can be transported by the wind and/or the mixing of the highly erosive sand with finer-grained materials (silt or clay) in sufficient quantities to prevent its ability to be transported by wind. The topsoil or silt/clay mixture is to be used to stabilize the existing soil to prevent its ability to be transported by wind. At a minimum, six inches of topsoil or silt/clay/sand mixture is to be used to stabilize the wind-erodable soils. f. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures. g. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by Planning and Building prior to issuance of grading permits. h. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff. i. Fills placed on slopes steeper than 5:1 shall be properly benched prior to placement of fill. j. Brow ditches and/or berms shall be constructed and maintained above all cut and fill slopes, respectively. k. Cut and fill benches shall be constructed at regular intervals. l. Retaining walls shall be installed to stabilize slopes where there is a 10-foot or greater difference in elevation between buildable lots. m. The applicant shall limit excavation and grading to the dry season of the year (typically April 15 to November 1, allowing for variations in weather) unless a Planning and Building Department approved erosion control plan is in place and all measures therein are in effect. n. The applicant shall post a bond with the County and hire a Planning and | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|-------------------------|
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| | <p>Building -qualified geologist or soils engineer prior to issuance of grading permits for grading, and to ensure that erosion is controlled and mitigation measures are properly implemented.</p> <p>ARCS D-2(a) Yerba Buena Drainage System. The proposed detention structure for the portion of the Agricultural Residential Cluster Subdivision site draining to Yerba Buena creek shall have capacity to reduce the 24-hour 100-year post-development runoff to 100-year pre-development conditions, at a minimum be designed to comply with County criteria (reduction of the 50 year, 10 hour post-development peak flow to 2 year, 10 hour pre-development conditions). A Drainage Study shall be prepared by a qualified hydrologist to identify detention volumes and release rates for the proposed facilities. The study shall also address flow routing and relative times of concentration in the watershed at the detention facility compared with the existing channel. The detention facility shall be located within an Agricultural Conservation Easement, in an area that does not contain oak trees, special status species or habitat, identified cultural resources, or prime agricultural soils.</p> <p>The design of all facilities must be reviewed and approved by County Public Works staff.</p> <p>ARCS D-2(b) Trout Creek Drainage System. Prior to approval of a Land Use Permit, the applicant shall design a detention structure for the portion of the Agricultural Residential Cluster Subdivision site that drains to the unnamed tributary to Trout Creek. This detention structure shall be designed to comply with County criteria (reduction of the 50 year, 10 hour post-development peak flow to 2 year, 10 hour pre-development conditions), as well as reduce the 100-year 10-hour post-development runoff to 100 year 10 hour predevelopment conditions. A Drainage Study shall be prepared to identify detention volumes and release rates for the required facilities. The study should also address flow routing and relative times of concentration in the watershed at the detention facility compared with existing channels. This system shall have capacity to reduce the 24-hour 100-year post-development runoff to 100-year pre-development conditions, at a minimum. The detention facility shall be located within an Agricultural Conservation Easement, in an area that does not contain oak trees, special status species or habitat, identified cultural resources, or prime agricultural soils.</p> <p>ARCS D-2(c) LID-Integrated Management Practices. Low Impact Development (LID) design technologies shall be employed by individual lot developers to the</p> | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

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|--|--|--|
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| | <p>maximum extent practicable. LID is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control storm water runoff where it is generated to reduce downstream impacts. The following LID practices shall be implemented, as feasible, to re-establish pre-development runoff conditions:</p> <ol style="list-style-type: none"> 1. Bioretention cells; 2. Tree boxes to capture and infiltrate street runoff; 3. Vegetated swales, buffers and strips; 4. Roof leader flows directed to planter boxes and other vegetated areas; 5. Permeable pavement; 6. Impervious surface reduction and disconnection; 7. Soil amendments to increase infiltration rates; and 8. Rain gardens, rain barrels, and cisterns. <p>Only natural fiber, biodegradable materials shall be used.</p> <p>Since LID is intended to mimic the pre-development regime through both volume and peak runoff rate controls, the flow frequency and duration for the post-development conditions should be identical (to the greatest degree possible) to those for the pre-development conditions.</p> | |
| <p>ARCS Impact D-4 Due to the intensification of uses proposed on the Agricultural Residential Cluster Subdivision site, there is the potential for storm water transport of pollutants, bacteria, and sediment into downstream facilities. Impacts are Class II, <i>significant but mitigable</i>.</p> | <p>The following measure is recommended in addition to Agricultural Residential Cluster Subdivision measures D-2(a) (Yerba Buena Drainage System), D-2(b) (Trout Creek Drainage System), D-2(c) (LID-Integrated Management Practices) and G-2(b) (Grading and Erosion Control Plan) (in Section 4.6, <i>Geologic Stability</i>), which would ensure permanent sedimentation/detention basins are installed and control erosion, thereby enabling sediment to settle out of site runoff.</p> <p>ARCS D-4(a) Pollutant Removal Techniques. In addition to LID-integrated management practices required by Agricultural Residential Cluster Subdivision measure D-2(c), the applicant shall integrate into the Agricultural Residential Cluster Subdivision design other available technologies and techniques to remove pollutants from site runoff prior to entering the drainage courses. Such techniques shall include reduced slope grading, drainage through vegetative zones (e.g., bio-swale) and other options to intercept pollutants being conveyed toward drainage paths. Technological solutions such as gravelly filter blankets or particulate filters (e.g. Fossil Filters) should also be installed as pollutant-removal solutions. Only natural fiber, biodegradable materials shall be used.</p> | <p>Implementation of the above mitigation measures would reduce the potential for storm water transport of pollutants, bacteria, and sediment into downstream facilities. Therefore, water quality impacts would be reduced to less than significant levels.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| GEOLOGIC STABILITY | | |
| <p>ARCS Impact G-1 Due to the presence of active and potentially active faults in the vicinity of the proposed Agricultural Residential Cluster Subdivision, the site and surrounding area is subject to strong ground shaking. Ground shaking has the potential to cause fill material to settle, destabilize slopes, and cause physical damage to structures, property, utilities and road access. This is a Class II, <i>significant but mitigable</i> impact.</p> | <p>ARCS G-1(a) UBC Compliance. Above-ground structures shall be designed and built according to the latest UBC Seismic Zone 4 standards.</p> | <p>Through Code-conformance and proper engineering design and construction as monitored by Planning and Building, ground shaking hazards would be less than significant.</p> |
| <p>ARCS Impact G-2 Soils on the Agricultural Residential Cluster Subdivision site have the potential to present soil-related hazards (expansive soils, erosive soils, settlement) to structures, utilities, and roadways on the Agricultural Residential Cluster Subdivision site. This is a Class II, <i>significant but mitigable</i> impact.</p> | <p>ARCS G-2(a) Soils/Foundation Report. Upon implementation of the proposed Agricultural Residential Cluster Subdivision, individual property developers proposing development within the areas identified as having a high shrink-swell potential, high to very high erosion hazard and/or potential for settlement shall submit a soils/foundation report as part of the application for any proposed Building Permit(s).</p> <p>To reduce the potential for foundation cracking, one or more of the following shall be implemented and/or as recommended by a qualified engineer:</p> <ol style="list-style-type: none"> 1. Use continuous deep footings (i.e., embedment depth of 3 feet or more) and concrete slabs on grade with increased steel reinforcement together with a pre-wetting and long-term moisture control program within the active zone. 2. Removal and recompaction of loose soils. 3. Removal of the highly expansive material and replacement with non-expansive compacted import fill material. 4. The use of specifically designed drilled pier and grade beam system incorporating a structural concrete slab on grade supported approximately 6 inches above the expansive soils. 5. Chemical treatment with hydrated lime to reduce the expansion characteristics of the soils. 6. Where necessary, construction on transitional lots shall include over excavation to expose firm sub-grade, use of post tension slabs in future structures, or other geologically acceptable method. | <p>Properly designed and constructed foundations and implementation of a grading and erosion control plan would adequately mitigate the potential for structural problems caused by soil-related hazards, thereby reducing impacts to a less than significant level.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|-------------------------|
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| | <p>ARCS G-2(b) Grading and Erosion Control Plan. A grading and erosion control plan that minimizes erosion, sedimentation and unstable slopes shall be prepared and implemented by the applicant or representative thereof, prior to issuance of tract-wide Grading Permits. It must include the following:</p> <ol style="list-style-type: none"> 1. Methods such as retention basins, drainage diversion structures, spot grading, silt fencing/coordinated sediment trapping, straw bales, and sand bags shall be used to minimize erosion on slopes and siltation into Yerba Buena, Santa Margarita and Trout Creeks (including the unnamed tributary to Trout Creek) during grading and construction activities. 2. Grading shall be prohibited within 100 feet of Trout Creek and within 50-feet of the unnamed tributary to Trout Creek, wetlands, and waters of the U.S. [refer to Agricultural Residential Cluster Subdivision measure B-4(a) (Wetland and Riparian Protection) in Section 4.3, <i>Biological Resources</i>]. 3. Graded areas shall be revegetated within 4 weeks of grading activities with deep-rooted, native, drought-tolerant species to minimize slope failure and erosion potential. If determined necessary by Planning and Building, irrigation shall be provided. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established. 4. Temporary storage of construction equipment and equipment washing areas shall be limited to a minimum of 100 feet from Trout Creek and 50-feet from the unnamed tributary to Trout Creek, wetlands, and waters of the U.S. 5. After construction of tract improvements, exposed areas shall be stabilized to prevent wind and water erosion, using methods approved by the Planning and Building Department Grading Division and the Air Pollution Control District (APCD). These methods may include the importation of topsoil to be spread on the ground surface in areas having soils that can be transported by the wind and/or the mixing of the highly erosive sand with finer-grained materials (silt or clay) in sufficient quantities to prevent its ability to be transported by wind. The topsoil or silt/clay mixture is to be used to stabilize the existing soil to prevent its ability to be transported by wind. At a minimum, six inches of topsoil or silt/clay/sand mixture is to be used to stabilize the wind-erodable soils. 6. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures. 7. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by Planning and Building prior to issuance of grading permits. 8. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff. | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| | 9. Fills placed on slopes steeper than 5:1 shall be properly benched prior to placement of fill. 10. Brow ditches and/or berms shall be constructed and maintained above all cut and fill slopes, respectively. 11. Cut and fill benches shall be constructed at regular intervals. 12. Retaining walls shall be installed to stabilize slopes where there is a 10-foot or greater difference in elevation between buildable lots. 13. The applicant shall limit excavation and grading to the dry season of the year (typically April 15 to November 1, allowing for variations in weather) unless a Planning and Building Department approved erosion control plan is in place and all measures therein are in effect. 14. The applicant shall post a bond with the County and hire a Planning and Building -qualified geologist or soils engineer prior to issuance of grading permits, and to ensure that erosion is controlled and mitigation measures are properly implemented. | |
| ARCS Impact G-3 The Agricultural Residential Cluster Subdivision area contains several steep slopes and is subject to moderate landslide potential. Landsliding has the potential to damage and destroy structures, roadways and other improvements as well as to alter or block drainage channels, causing further damage and erosion. Soil slumping can damage or destroy structures and lead to erosion problems. These are Class II, <i>significant but mitigable</i> impacts. | ARCS G-3(a) Agricultural Residential Cluster Subdivision Lot Geotechnical Investigations and Practices. Each Agricultural Residential Cluster Subdivision lot shall be inspected to ensure a low risk of landslides or soil slumping. Geotechnical engineering measures, such as shoring soils of any landslide areas shall be required to ensure that the slope will not be destabilized during the grading activity. Remedial measures during grading may include the removal of the slump or debris slide from the top to the toe of slope. In accordance with the applicable building codes, Agricultural Residential Cluster Subdivision lot investigations shall be performed prior to construction in areas determined to have a moderate or higher landslide hazard (as seen in Figure 4.6-5). Investigations and practices shall include the following: <ul style="list-style-type: none"> a) Prior to issuance of any building permits, a qualified geotechnical engineer and/or engineering geologist shall prepare thorough Agricultural Residential Cluster Subdivision lot geologic/geotechnical studies, and a slope stability analysis which shall incorporate lot-specific recommendations. The slope stability analysis shall at a minimum meet the requirements of CDMG 1997 (Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117). In addition, the stability analysis shall meet the requirements of the County Planning and Building Department. b) During grading, engineering geologists and geotechnical engineers shall confirm preliminary findings reported in the preliminary studies. | Implementation of the above mitigation measure would reduce impacts from potential landsliding and debris flows to less than significant levels. |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

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| | <p>c) All applicable recommendations of final geologic and geotechnical investigations prepared for the Agricultural Residential Cluster Subdivision shall be implemented. These recommendations may include: avoidance of or setbacks from historic landslide deposits or areas susceptible to a potential for landslides; the restriction of grading in areas with landslide hazards; drainage improvements to ensure potential landslide areas do not become saturated; excavating standard keyways and benches in a stair-step configuration; water addition or drying-out as needed to bring soils to an acceptable moisture content; limitations on cut and fill slope gradients; and/or removal and backfilling or potential landslide areas.</p> | |
| <p>ARCS Impact G-4 Seismic activity could produce sufficient ground shaking which may result in liquefaction of soils near on-site streams. Agricultural Residential Cluster Subdivision lots located in these areas could be subject to high liquefaction hazards. This is a Class II, <i>significant but mitigable</i>, impact.</p> | <p>ARCS G-4(a) Reduction of Liquefaction Potential. Appropriate techniques to minimize liquefaction potential shall be prescribed by an engineering geologist and implemented by the applicant prior to issuance of Building Permits. Suitable measures to reduce liquefaction impacts shall include one or more of the following as recommended by a qualified engineer: specialized design of foundations by a structural engineer, removal or treatment of liquefiable soils to reduce the potential for liquefaction, drainage to lower the groundwater table to below the level of liquefiable soils, in-situ densification of soils, or other alterations to the ground characteristics. All on-site structures shall comply with applicable methods of the Uniform Building Code [refer to Agricultural Residential Cluster Subdivision measure G-1(a) (UBC Compliance)].</p> | <p>Implementation of the above mitigation measure would reduce impacts from potential liquefaction to a less than significant level.</p> |
| <p>ARCS Impact G-5 The surface materials in the central portion of the Agricultural Residential Cluster Subdivision site allow for percolation of groundwater and may result in seepage into building foundations. This is a Class II, <i>significant but mitigable</i>, impact.</p> | <p>ARCS G-5(a) Subdrains. An engineering geologist or a soils engineer shall observe construction activities to review the potential for subsurface water on Lots 17, 24 through 26, 29, 30, 40, 58, 68, 72 through 84, 88, 91 through 97, and 101 through 115. As determined necessary by a qualified engineer, subdrains shall be installed within foundations, soft soils, or roadways, to alleviate ponding of water.</p> | <p>Implementation of the above mitigation measure would reduce impacts from subsurface water to a less than significant level.</p> |
| LAND USE | | |
| <p>ARCS Impact LU-1 Construction activity associated with the Agricultural Residential Cluster Subdivision would create temporary noise, air quality, and visual impacts due to the use of</p> | <p>No mitigation measures are required beyond those identified in Sections 4.8, <i>Noise</i>, 4.2, <i>Air Quality</i>, and 4.13, <i>Visual Resources</i>.</p> | <p>Temporary land use compatibility conflicts related to construction activity would be less than significant.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|---|
| Impact | Mitigation Measures | Residual Impacts |
| <p>construction equipment and generation of fugitive dust and debris. These effects could cause nuisances at adjacent properties and disrupt agricultural activity. However, these impacts would be temporary in nature and are Class II, <i>significant but mitigable</i>.</p> | | |
| NOISE | | |
| <p>ARCS Impact N-1 Construction of the Agricultural Residential Cluster Subdivision would generate nuisance noise levels at the nearest sensitive receptors. Later phases of construction would also expose occupants of previous phases of subdivision development to nuisance noise levels. This is a Class II, <i>significant but mitigable</i> impact.</p> | <p>ARCS N-1(a) Construction Hours. Hours of construction noise which will cross a property line shall be limited to the hours between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on weekends.</p> <p>ARCS N-1(b) Construction Noise Attenuation. For all construction activity on the Agricultural Residential Cluster Subdivision site, additional noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by the County of San Luis Obispo noise standards. The following measures shall be incorporated into contract specifications to reduce the impact of construction noise.</p> <ul style="list-style-type: none"> • All construction equipment shall have properly maintained sound-control devices. No equipment shall have an unmuffled exhaust. • Contractors shall implement appropriate additional noise attenuation techniques including, but not limited to, siting the stationary construction equipment away from residential areas to the extent possible, and notifying adjacent residents in advance of construction work. <p>ARCS N-1(c) Construction Equipment. Stationary construction equipment that generates noise that exceeds 60 dBA CNEL at the boundaries of adjacent residential properties shall be baffled. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Unnecessary idling of internal combustion engines shall be prohibited. Whenever feasible, electrical power shall be used to run air compressors and similar power tools.</p> | <p>Implementation of the above mitigation measure would reduce construction noise impacts to a less than significant level.</p> |
| PUBLIC SAFETY | | |
| <p>ARCS Impact S-3 Two water storage tanks are proposed to be constructed to serve the Agricultural Residential Cluster</p> | <p>Agricultural Residential Cluster Subdivision measure VR-1(d) (Bury Water Tanks) in Section 4.12, <i>Visual Resources</i>, calls for the proposed water tanks to be placed below grade to reduce their visual profile. This measure would incrementally reduce hazards associated with potential water tank failure. The following additional</p> | <p>With implementation of the above measures, impacts related to potential water tank failure hazards would be less than</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|--|---|
| Impact | Mitigation Measures | Residual Impacts |
| Subdivision. The potential public safety impact associated with failure of the water storage tanks is Class II, <i>significant but mitigable</i> . | mitigation measure is required: ARCS S-3(a) Property Protection. Properties located adjacent to the tank area shall be protected in the event of tank failure. This protection shall include a berm or diversionary structure that can withstand the force of water flowing against it, as determined by a qualified engineer. Future property owners of lots 76 through 79, 61 and 68 shall be informed of the potential risk of property damage and a notice shall be recorded on the property Title describing the risk of tank failure. | significant. |
| ARCS Impact S-4 The Agricultural Residential Cluster Subdivision includes land uses that may involve the use, transport, or storage of limited quantities of hazardous chemicals. Residential land uses would not be expected to use chemicals in quantities that would pose a significant health risk if properly used. However, the potential public safety impact associated with the use, transport and/or storage of water tank treatment chemicals would be a Class II, <i>significant but mitigable</i> impact. | ARCS S-4(a) Chemical Storage. All chemicals are to be stored in a locked and labeled enclosure. The enclosure shall be properly placarded in accordance to County of San Luis Obispo Fire Department requirements. Emergency telephone numbers shall be properly displayed in and near the chemical storage areas. Material Safety Data Sheets shall be kept within the enclosure in a location accessible to all who handle the chemicals. All chemicals shall be used in a manner consistent with their purpose. Personnel who handle chemicals shall be trained in their proper use, storage, and disposal. | With implementation of the above measure, impacts related to chemical storage would be less than significant. |
| ARCS Impact S-6. Large-scale grading and excavation operations during Agricultural Residential Cluster Subdivision development could expose construction workers and other individuals to valley fever. Impacts are Class II, <i>significant but mitigable</i> . | The following measures would minimize dust generation, thereby minimizing exposure to valley fever, should it be present. ARCS AQ-2(b) Dust Control. The following measures shall be implemented to reduce PM ₁₀ emissions during Agricultural Residential Cluster Subdivision construction: <ul style="list-style-type: none"> • Reduce the amount of the disturbed area where possible; • Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water shall be applied as soon as possible whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible; • All dirt-stock-pile areas shall be sprayed daily as needed; • Permanent dust control measures shall be identified in the approved project revegetation and landscape plans and implemented as soon as | With implementation of the above measures, impacts related to valley fever would be less than significant. |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|---|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>possible following completion of any soil disturbing activities;</p> <ul style="list-style-type: none"> • Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established; • All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; • All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; • Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; • All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114; • Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and • Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible. <p>The above measures shall be shown on development plans.</p> <p>ARCS AQ-2(d) Dust Control Monitor. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.</p> <p>ARCS AQ-2(e) Active Grading Areas. Prior to commencement of tract improvements, a Construction Management Plan shall be submitted for county approval that shows how the project will not exceed continuous working of more than four acres at any given time (according to the APCD, any project with a grading area greater than 4 acres of continuously worked area will exceed the 2.5 ton PM₁₀ quarterly threshold). The Dust Control Monitor shall</p> | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|--|
| Impact | Mitigation Measures | Residual Impacts |
| | verify in the field during tract improvements that the Construction Management Plan is being followed. | |
| PUBLIC SERVICES | | |
| ARCS Impact PS-2 The Agricultural Residential Cluster Subdivision lacks sufficient defensible space features that could result in impacts related to public safety at the site. Such safety concerns would be a Class II, <i>significant but mitigable</i> impact. | ARCS PS-2(a) Defensible Space Features. The applicant shall implement defensible space features, including security lighting, in common areas, subject to the review and approval of the Sheriff's Department. In addition, individual lot developers shall incorporate structural defensible space features, including burglary-resistant hardware, into individual building plans. | Implementation of the above mitigation measure would reduce impacts to a less than significant level. |
| ARCS Impact PS-3 The Agricultural Residential Cluster Subdivision would increase the number of residents served by the CDF/County Fire Department and is located within a high fire hazard area. The Agricultural Residential Cluster Subdivision may substantially affect the personnel, equipment or organization of the Fire Department which could impede emergency access to the proposed residences. This would be a Class II, <i>significant but mitigable</i> , impact. | <p>The CDF/San Luis Obispo County Fire Department estimates that the Agricultural Residential Cluster Subdivision would represent an incremental contribution to the need for an additional fire station in the vicinity of the community of Santa Margarita. Construction of an additional fire station involves land acquisition, building construction and furnishings, as well as being equipped with a new engine and other required vehicles. An additional two professional fire fighters would also be required to staff this facility at all times in order to maintain the County's service standard (Robert Lewin, Fire Marshall, Personal Communication, June 29, 2006).</p> <p>In accordance with CDF/San Luis Obispo County Fire Department recommendations, the following mitigation measures are required:</p> <p>ARCS PS-3(a) Fire Station. The applicant shall provide for the construction of a new CDF/San Luis Obispo County Fire Station to be located near the Agricultural Residential Cluster Subdivision site either through the dedication of land or through the payment of in lieu fees, as determined in consultation with the Public Works Department and CDF/San Luis Obispo County Fire Department.</p> <p>ARCS PS-3(b) On-Site Fire Protection. Road widths and circulation, as well as the placement of fire hydrants and installation of automatic sprinkler systems, shall be designed with the guidance of the Fire Department. A road system that allows unhindered Fire Department access and maneuvering during emergencies shall be provided. Specifically, the following measures are required:</p> <ul style="list-style-type: none"> • Agricultural Residential Cluster Subdivision roads must be an all weather surface at least 20 feet in width, unobstructed by parking. Cul-de-sacs and turnouts must be to Fire Department standards. As the on-site roads are | With implementation of the above measures, impacts on fire protection services would be less than significant. Since the location of the fire station has not been determined, impacts associated with implementation of the fire station would be too speculative to evaluate at this time. Environmental impacts associated with construction of a future fire station would be evaluated in a separate environmental document prepared pursuant to the California Environmental Quality Act (CEQA). |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>proposed to be a private system, there must be on-going, legally binding provisions in effect to maintain the roads to Fire Department approval.</p> <ul style="list-style-type: none"> • Road grades on all roads shall not exceed 16%, per the Uniform Fire Code. • House numbers and street signs shall be lighted to County standards so that emergency vehicles including police and ambulances can locate residences in the event of any emergency. • All fire apparatus access roads and driveways shall be designed and maintained to support the imposed loads of 20 tons at 25 mph, and shall be provided with a surface so as to provide all-weather driving capabilities and maintain 90% compaction. <p>ARCS PS-3(c) Fire/Vegetation Management Plan. The applicant shall prepare and submit a Fire/Vegetation Management Plan to the Fire Department that will meet the following requirements:</p> <ul style="list-style-type: none"> • The plan must set forth requirements to assure ongoing protection of all structures and roads, both prior to and after lot sales. • The plan shall require 100 feet of clearance from chaparral brush to structures throughout the development, and 30 feet of clearance from grasslands to structures throughout the development. • Vegetation within the first 30 feet of all structures must be strictly irrigated and controlled, with specific shrub species eliminated. No conifer (except Monterey pine, single specimen), eucalyptus, juniper, cypress, pampas grass, acacia, or palm trees shall be allowed within the 100-foot zone. Coastal live oak (<i>Quercus</i> sp.), California sycamore, Toyon and shrubs/trees approved by the County Fire Department will be acceptable within the 100-foot zone as well as the 30-foot zone. • The plan shall outline vegetation management standards within the 30-foot buffer zone, such as: <ul style="list-style-type: none"> ▪ Grasses and groundcovers shall be maintained at no more than 18 inches in height on slopes that require erosion control measures. Grasses shall be mowed elsewhere. ▪ Trees must be limbed up to one third of their height to a maximum of 10 feet. ▪ Flammable native shrubs shall not be planted or allowed to grow in continuous masses. Small clusters will be allowed as long as the minimum space between clusters is observed. | |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|--|---|
| Impact | Mitigation Measures | Residual Impacts |
| | <ul style="list-style-type: none"> The Fire/Vegetation Management Plan must clearly state exactly what management practices must be accomplished, date of annual compliance, and responsibility for cost of compliance. The plan must also include a Wildland Emergency Response check list (approved by County Fire Department) to be made available to all residents. <p>ARCS PS-3(d) Structural Safeguards. Upon implementation of the Agricultural Residential Cluster Subdivision, individual property developers shall provide the following structural safeguards:</p> <ul style="list-style-type: none"> <i>Class A Roofs.</i> All Agricultural Residential Cluster Subdivision structures shall have non-wood Class A roofs, with the ends of tile blocked, spark arresters visible from the street, proper vent screens, and non-combustible gutters and down spouts. No combustible paper in or on attic insulation shall be allowed. <i>Design of Accessory Features.</i> Decks, gazebos, patio covers, and fences, must not overhang slopes and must be of one-hour fire retardant construction. Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be noncombustible. <i>Power Lines.</i> All new power lines shall be installed underground in order to prevent fires caused by arcing wires. <i>Fire Walls.</i> Structures along the perimeter or exposed to internal open space areas shall have one hour rated exterior fire walls, with exteriors walls being more than 2 inches thick, and must not contain vinyl or plastic window frames or rain gutters or down spouts. | |
| <p>ARCS Impact PS-5 The proposed Agricultural Residential Cluster Subdivision would generate approximately 112 tons of solid waste per year. The solid waste disposal services and landfill that would serve the Agricultural Residential Cluster Subdivision have adequate capacity to accommodate the waste generated by the Agricultural Residential Cluster Subdivision. However, the Agricultural Residential Cluster</p> | <p>ARCS PS-5(a) Construction Solid Waste Minimization. During the construction phases of the Agricultural Residential Cluster Subdivision, the following mitigation measures shall be implemented to reduce solid waste generation to the maximum extent feasible:</p> <ul style="list-style-type: none"> Prior to construction, the contractor shall arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials shall be located on-site. The applicant, or authorized agent thereof, shall arrange for pick-up of recycled materials with a waste collection provider or shall transport recycled materials to the appropriate service center. Wood, concrete, drywall, metal, cardboard, asphalt, soil, and land clearing debris may all be recycled. The contractor shall designate a person to monitor recycling efforts and collect receipts for roll-off bins and/or construction waste recycling. All | <p>With implementation of the above measures, impacts related to solid waste generation would be less than significant.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| <p>Subdivision would result in the use of part of the limited remaining capacity of the landfill. Therefore, solid waste generation would be a Class II, <i>significant but mitigable</i> impact.</p> | <p>subcontractors shall be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins.</p> <ul style="list-style-type: none"> • The contractor shall use recycled materials in construction wherever feasible. • The above construction waste recycling measures shall be incorporated into the construction specifications for the contractor. <p>ARCS PS-5(b) Recycling Plan. A long term plan for recycling shall be developed by the applicant with specific collection goals for each recyclable material category and a method to track quantities of materials. The goal shall be a 50% waste stream diversion. The Applicants shall provide this plan prior to final occupancy. The plan shall include, at a minimum upon concurrence of the Public Works Department, the following items:</p> <ul style="list-style-type: none"> • Description of all activities which shall reduce solid waste generation by a minimum of 50%; • Methodology for monitoring activities for program effectiveness/efficiency; • Compilation and provision of quarterly diversion updates/reports to the County 30 days after the end of each calendar quarter listing the amount of wastes disposed and recycled by tons; • Listing of solid waste/recycling/service providers utilized to provide recycling/composting/waste reduction programs; and • Annual evaluation of program submitted to the Public Works Department. | |
| TRANSPORTATION AND CIRCULATION | | |
| <p>ARCS Impact T-2 The internal roadway system proposed for the Agricultural Residential Cluster Subdivision homes would provide adequate circulation. However, site access to the Agricultural Residential Cluster Subdivision could result in an inadequate stopping sight distance. Class II, <i>significant but mitigable</i>, impacts would result.</p> | <p>ARCS T-2(a) West Driveway Relocation. The proposed west driveway shall be relocated at least 590 feet to the east to eliminate stopping site distance impacts associated with the West Pozo Road crest located west of the driveway. The relocated driveway will be in close proximity to the driveway for the cemetery located on the north side of Pozo Road.</p> <p>The design of the driveways shall follow recommended guidelines as stated in the Caltrans Highway Design Manual.</p> | <p>Implementation of the above mitigation measure would increase stopping site distance from the proposed west driveway, resulting in less than significant site access impacts. Similar to the implementation of the west driveway in its proposed location, the relocated west driveway would result in construction impacts, tree removal impacts, and aesthetics impacts, as discussed in other impact sections of this EIR.</p> |
| <p>ARCS Impact T-4 The addition</p> | <p>Implementation of Agricultural Residential Cluster Subdivision mitigation measure T-</p> | <p>With implementation of the</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| <p>of traffic generated by the Agricultural Residential Cluster Subdivision may result in conflicts with pedestrians and bicyclists, as well as increase demand for transit services. Although impacts on transit services would be less than significant, impacts related to pedestrian movement and bicycle conflicts are Class II, <i>significant but mitigable</i>.</p> | <p>1(a), which requires widening of West Pozo Road (SR 58) along the Agricultural Residential Cluster Subdivision site's frontage to accommodate County-planned Class II bicycle lanes or shoulders, would reduce potential automobile-bicycle conflict impacts to a less than significant level. The following mitigation measures are required to reduce potential automobile-pedestrian conflicts:</p> <p>ARCS T-4(a) El Camino Real/Encina Avenue In-Pavement Flashing Lights. Pedestrian in-pavement flashing lights shall be installed on the eastbound and westbound approaches to the intersection of El Camino Real and Encina Avenue to warn drivers of the presence of pedestrians crossing at the intersection. The precise location for beacon installation shall be determined in consultation with Caltrans under the encroachment permit process, and shall include any required ramps or other Americans with Disabilities Act (ADA) upgrades. The applicant shall pay fair share fees to fund and install the in-pavement flashing lights on El Camino Real.</p> <p>The design of the pedestrian in-pavement flashing lights shall be consistent with the Santa Margarita Design Plan, adopted October 9, 2001, which recommended pedestrian improvements along El Camino Real in downtown Santa Margarita. Because El Camino Real (SR 58) is a state-maintained roadway, this measure would require Caltrans approval and an encroachment permit.</p> <p>ARCS T-4(b) Pedestrian Pathway. The gate to the proposed pedestrian pathway between the subdivision and community shall be removed from site plans, and the pathway shall be dedicated as a public trail be open for public use. No-climb fencing shall be installed for the length of the trail. An entity, comprised of homeowners, shall be formed to maintain the pathway. The trail shall also permit bicycle transportation.</p> | <p>above mitigation measures, impacts related to automobile-bicycle and automobile-pedestrian conflicts would be reduced to a less than significant level.</p> <p>Implementation of required pedestrian improvements would not result in significant environmental impacts since improvements would occur within existing disturbed rights-of-way. It should be noted that impacts associated with implementation of required transportation improvements (e.g., construction impacts) are discussed in other impact sections of this EIR.</p> |
| WATER AND WASTEWATER | | |
| <p>ARCS Impact W-2 Agricultural Residential Cluster Subdivision soils provide sufficient percolation to support effluent disposal fields. However, percolation tests have not been completed for all proposed lots. Improper disposal field design could result in health hazards or potential ground and surface</p> | <p>ARCS W-2(a) Septic Tank Maintenance Plan and Monitoring. The applicant shall prepare a Septic Tank Maintenance Plan. The Plan shall require a minimum tank cleaning frequency of once every two five years, delineate proposed groundwater monitoring locations (up gradient and down gradient of the proposed Agricultural Residential Cluster Subdivision), and recommended frequency of collection and analysis. The applicant shall install groundwater monitoring wells, which shall be sited and designed by a qualified hydrogeologist. At a minimum, three groundwater monitoring wells shall be located up gradient of the Agricultural Residential Cluster Subdivision and three shall be located downgradient.</p> | <p>With implementation of the above measures, impacts related to wastewater disposal would be less than significant.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| <p>water contamination. Therefore, the Agricultural Residential Cluster Subdivision would result in Class II, significant but mitigable impacts related to wastewater disposal.</p> | <p>ARCS W-2(b) Septic Tank and Leachfield Site Plans. The applicant shall develop and submit septic tank and leachfield site plans for each proposed lot, as well as percolation tests and borings in accordance with County leachfield design/construction requirements. The applicant shall demonstrate sufficient leachfield percolation for each proposed residential unit and lot, in accordance with County standards.</p> | |
| <p>ARCS Impact W-3 Wastewater discharge systems can degrade groundwater quality if wastes are put into the discharge systems that are harmful to groundwater quality. Impacts are Class II, significant but mitigable.</p> | <p>ARCS W-3(a) Water Softeners. Agricultural Residential Cluster Subdivision residents shall be prohibited from installing water softeners which require on-site regeneration or are self-regenerating. Off-site regenerated water softeners shall be allowed if they are regenerated outside the Agricultural Residential Cluster Subdivision site.</p> <p>ARCS W-3(b) Pollutant Input Minimization. Upon the transfer of real property and execution of leases, the transferor will be required to deliver to the prospective transferee the Santa Margarita Ranch Mutual Water Company shall annually include a written statement with resident water bills that describes methods to prevent degradation of water quality in septic systems. The flyer shall state that chemicals, paints, solvents, pesticides, herbicides, or other household hazardous wastes shall not enter drains.</p> | <p>With implementation of the above measures, impacts related to water quality from septic systems would be less than significant.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS III IMPACTS: LESS THAN SIGNIFICANT | | |
|---|--|--|
| Impact | Mitigation Measures | Residual Impacts |
| BIOLOGICAL RESOURCES | | |
| ARCS Impact B-1 The proposed Agricultural Residential Cluster Subdivision would result in the conversion of the common habitat types California Annual Grassland, Central (Lucian) Coastal Scrub, and Chamise Chaparral to residential uses and associated improvements. This is a Class III, <i>less than significant</i> impact. | No mitigation is required to address the loss of these common habitat types. However, California annual grassland within the Agricultural Residential Cluster Subdivision supports foraging habitat for special-status wildlife species including the golden eagle, white-tailed kite, loggerhead shrike, and pallid bat and potential foraging habitat for merlin, bald eagle, and ferruginous hawk. It also potentially provides nesting habitat for the horned lark and den habitat for the American badger. California red-legged frog (CRLF) may also use these habitats for dispersal during the rain season. In addition, these habitats could potentially support special-status reptile species including the silvery legless lizard and coast horned lizard. Therefore, impacts to these habitat types would represent impacts to special status wildlife species. Agricultural Residential Cluster Subdivision measures B-8(a) (FESA Consultation), B-9(a) (Legless and Horned Lizard Capture and Relocation), B-9(c) (Pre-Construction Bird Survey) and B-9(d) (Badger Avoidance) would mitigate for special-status species that may use California annual grassland, central (Lucian) coastal scrub, and chamise chaparral habitats should they occur on-site. No special-status plant species were observed within these habitats. | Impacts would be less than significant. Implementation of the mitigation measures referenced above would reduce impacts to special-status species that use or may use these habitats to a less than significant level. |
| AIR QUALITY | | |
| ARCS Impact AQ-3 The Agricultural Residential Cluster Subdivision involves development of private septic systems, which have the potential to generate odor nuisance effects. These impacts are Class III, <i>less than significant</i> . | No mitigation is required. | Impacts would be less than significant. |
| DRAINAGE, EROSION AND SEDIMENTATION | | |
| ARCS Impact D-1 During construction, disrupted soil may be subject to erosion, sedimentation, and pollutant discharges. This is a Class III, <i>less than significant</i> impact. | Compliance with the National Pollutant Discharge Elimination System (NPDES) program and compliance with county grading and storm water ordinances would ensure less than significant impacts. | Impacts would be less than significant. |
| ARCS Impact D-3 Portions of the Agricultural Residential Cluster Subdivision are located in a 100-year flood zone. However, no habitable structures | No mitigation measures are required. Refer to ARCS Impact D-2 for a discussion of potential downstream flooding impacts caused by Agricultural Residential Cluster Subdivision development and required mitigation. | Impacts related to exposure of people to flood hazards would be less than significant. |



Executive Summary

Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS III IMPACTS: LESS THAN SIGNIFICANT | | |
|---|--|---|
| Impact | Mitigation Measures | Residual Impacts |
| would be located in these areas. Impacts related to flood hazard exposure are Class III, <i>less than significant</i> . | | |
| NOISE | | |
| ARCS Impact N-3 The Agricultural Residential Cluster Subdivision would not place sensitive receptors in areas exposed to nuisance noise levels. Class III, <i>less than significant</i> , impacts would result. | No mitigation is required. | Impacts would be less than significant. |
| ARCS Impact N-4 The Agricultural Residential Cluster Subdivision will likely be exposed to noise generated by aircraft flying overhead. Although these events could produce periodic noise levels greater than 60 dBA, the 24-hour CNEL noise levels at the proposed residential properties would not exceed the County CNEL threshold of 60 dBA. This is a Class III, <i>less than significant</i> impact. | Because the Agricultural Residential Cluster Subdivision would not expose future residents to aircraft noise that exceeds 60 dBA CNEL, mitigation is not required. | Impacts are less than significant without mitigation. |
| ARCS Impact N-5 The Agricultural Residential Cluster Subdivision would place additional sensitive receptors in the vicinity of the Union Pacific Railroad (UPRR), exposing future residents to periodic nuisance noise levels. However, the 24-hour CNEL noise levels at the proposed residential properties would not exceed the County threshold of 60 dBA CNEL. This is a Class III, <i>less than significant</i> impact. | Because the Agricultural Residential Cluster Subdivision would not expose future residents to railroad noise that exceeds 60 dBA CNEL, mitigation is not required. | Impacts are less than significant without mitigation. |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS III IMPACTS: LESS THAN SIGNIFICANT | | |
|---|---|---|
| Impact | Mitigation Measures | Residual Impacts |
| PUBLIC SAFETY | | |
| ARCS Impact S-1 Due to the presence of current and historic agricultural practices on the Agricultural Residential Cluster Subdivision site, on-site soils may contain contaminants that could pose a risk to health. However, site disturbance would not occur in an area of historical croplands. Impacts would be Class III, <i>less than significant</i> . | No mitigation is required. | Impacts would be less than significant. |
| ARCS Impact S-2 Highway and railway accidents that involve hazardous materials could potentially create a public safety hazard by exposing people to contaminants. Due to the distance between transportation corridors and proposed development, as well as regulations already in place, impacts would be Class III, <i>less than significant</i> . | No mitigation is required. | Compliance with applicable federal, state and local laws will ensure less than significant impacts. |
| ARCS Impact S-5 The proposed Agricultural Residential Cluster Subdivision is located 1.3 miles southeast of a private air strip. Aircraft overflight areas present a potential for aircraft accidents that could result in personal injury or property damage. These impacts would be considered Class III, <i>less than significant</i> . | Beyond compliance with applicable FAA policies and regulations, no mitigation measures are required. | Impacts would be less than significant. |
| PUBLIC SERVICES | | |
| ARCS Impact PS-1 The Agricultural Residential Cluster Subdivision would increase the population by approximately 302 | Beyond the required fees described in the impact statement, no additional mitigation measures are required. | Impacts would be less than significant. |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS III IMPACTS: LESS THAN SIGNIFICANT | | |
|---|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| <p>residents. This may incrementally increase demands on the San Luis Obispo County Sheriff's Department. However, upon payment of public facility fees as a condition of project approval, the Agricultural Residential Cluster Subdivision would not substantially affect the personnel, equipment or organization of the Sheriff's Department. This is a Class III, <i>less than significant</i> impact.</p> | | |
| <p>ARCS Impact PS-4 The Agricultural Residential Cluster Subdivision would generate an estimated total of 48 elementary, junior high and high school students. Students generated by the Agricultural Residential Cluster Subdivision would not increase students at Santa Margarita Elementary School, Atascadero Junior High School, or Atascadero High School beyond the designated capacity. Impact to schools is Class III, <i>less than significant</i>.</p> | <p>The applicable State-mandated school impact fees would be collected at the time of building permit issuance. No mitigation beyond this standard requirement is required.</p> | <p>Impacts would be less than significant.</p> |
| <p>ARCS Impact PS-6. The Santa Margarita Library is undersized to serve the increase in population associated with Agricultural Residential Cluster Subdivision buildout. Payment of required library fees as a condition of approval would ensure Class III, <i>less than significant</i>, impacts to</p> | <p>Beyond the required fees described in the impact statement, no additional mitigation measures are required.</p> | <p>Impacts would be less than significant.</p> |



Table ES-3. Summary of Agricultural Residential Cluster Subdivision Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS III IMPACTS: LESS THAN SIGNIFICANT | | |
|---|--------------------------------------|---|
| Impact | Mitigation Measures | Residual Impacts |
| the community library. | | |
| RECREATION | | |
| ARCS Impact R-1 The proposed implementation of 112 single-family housing units in the Agricultural Residential Cluster Subdivision would generate demand for parkland. The applicant would be required to pay parkland in-lieu fees in the amount established by County Ordinance. With payment of these fees, the applicant would offset the additional demand for parkland. Impacts would be Class III, <i>less than significant</i> . | No mitigation measures are required. | Impacts would be less than significant. Refer to Section 4.12, <i>Transportation and Circulation</i> , Agricultural Residential Cluster Subdivision Impact T-4 for a discussion of pedestrian access impacts related to the proposed private pedestrian pathway between the subdivision and existing community. |
| TRANSPORTATION AND CIRCULATION | | |
| ARCS Impact T-3 Development of the proposed residential units may generate parking demands in excess of the proposed parking supply. This would generate a Class III, <i>less than significant</i> , impact. | No mitigation is required. | With implementation of parking spaces in accordance with County standards, parking impacts would be less than significant. |
| WATER AND WASTEWATER | | |
| ARCS Impact W-4 Implementation of the Agricultural Residential Cluster Subdivision would result in septage load that cannot be managed by existing local facilities. This will result in Class III, <i>less than significant</i> impacts. | No mitigation measures are required. | Impacts would be less than significant. |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|--|--|
| Impact | Mitigation Measures | Residual Impacts |
| AGRICULTURAL RESOURCES | | |
| <p>FDP Impact AG-1 Development in accordance with the Future Development Program could permanently convert up to 1,797 acres of existing grazing lands and 573 758 acres containing prime soils to non-agricultural uses. Impacts related to agricultural conversion would be Class I, <i>significant and unavoidable</i>.</p> | <p>FDP AG-1(a) Avoidance of Agricultural Areas. Relocate and/or reduce the size of conceptual future development as land uses are finalized for each area to avoid prime soils areas, incorporate required buffers from existing and potential future agricultural operations, reduce land use incompatibilities, and reduce the fragmentation of existing and potential future agricultural production areas. This could include the relocation of potential future winery and ranch headquarter uses within the Agricultural Conservation Easements, and the relocation of potential future urban uses envisioned for location southwest and east of the community of Santa Margarita (refer to Figure 4.1-1).</p> <p>FDP AG-1(b) Future Agricultural Conservation Easements. Agricultural conservation easement(s) shall be established for all agricultural areas of the entire Ranch, including both rangeland and cropland, which are outside of the area anticipated to be converted to future development. These easements will protect the remaining ranchland from further fragmentation. The easements shall be in perpetuity, shall preserve agricultural uses, and shall be held by an independent third party that is knowledgeable regarding working landscape agricultural conservation easements. Future applicants shall provide an endowment for the funding of future monitoring requirements of the easements. These easements shall be in lieu of suggested 40-year Land Conservation Act contracts since these contracts do not provide for the preservation of agricultural land in perpetuity. Permitted uses retained in the agricultural conservation easement (retained rights) may include those allowable uses listed in Section 2.4.2 of the EIR Project Description provided that those allowable uses are acceptable to the easement holder and do not compromise, and are not inconsistent with, the stated purposes of the agricultural conservation easements to preserve agricultural land and to provide habitat conservation.</p> | <p>With implementation of required mitigation measures, impacts related to agricultural conversion would be reduced to the extent feasible. However, no feasible measures are available that would fully mitigate impacts related to the conversion of prime soils areas and fragmentation of agricultural areas without substantial limitations to the location and extent of future conceptual development envisioned for the Future Development Program. Therefore, impacts would remain Class I, <i>significant and unavoidable</i>.</p> |
| <p>FDP Impact AG-2 The Future Development Program would create conflicts between proposed urban uses and existing and future agricultural uses. Potential land use conflicts are a Class I, <i>significant and unavoidable</i>, impact.</p> | <p>ARCS AG-2(a) Disclosure of Potential Nuisance. In accordance with the County Right to Farm Ordinance (No. 2050), upon the transfer of real property on the Agricultural Residential Cluster Subdivision site, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make all prospective homeowners in the proposed Agricultural Residential Cluster Subdivision aware that although potential impacts or discomforts between agricultural and non-agricultural uses may be lessened by proper maintenance, some level of incompatibility between the two uses would remain. This notification shall include disclosure of potential nuisances associated with on-site agricultural uses, including the frequency, type, and technique for pesticide spraying, frequency of noise-making bird control devices, dust, and any other vineyard practices that may present potential health and safety effects. Should crop maintenance practices change substantially (e.g., through the use of</p> | <p>With implementation of required mitigation measures, land use compatibility impacts between agricultural and urban land uses would be reduced to the extent feasible. However, no feasible measures are available that would fully mitigate impacts related to land use compatibility without substantial limitations to the location and extent of future conceptual development</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|---|---|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>new agricultural chemicals or application techniques), notification shall be provided to existing and prospective project residents. In addition, the notification shall identify that adjoining agricultural land is permanently protected for agricultural uses, and that future agricultural uses may vary from current uses and might include processing facilities, nighttime operation, wind machines, odor, dust, noise, legal chemical applications, use and creation of compost, and/or changes in irrigation patterns and water use. The establishment of new agricultural uses, if established in accordance with standard agricultural practices, will not be considered a nuisance from the time of establishment.</p> <p>Future Development Program measures AG-1(a) (Avoidance of Agricultural Areas) and AG-1(b) (Future Agricultural Conservation Easements) would also reduce impacts related to land use conflicts. The following additional mitigation measure is also required to reduce conflicts:</p> <p>FDP AG-2(a) Future Trail Locations. Future trails shall be installed in locations that will minimize cattle and foot traffic interaction and not adversely impact the ranch livestock operation, per County policy.</p> | <p>envisioned for the Future Development Program. Therefore, impacts would remain Class I, <i>significant and unavoidable</i>.</p> |
| AIR QUALITY | | |
| <p>FDP Impact AQ-2 Many of the Future Development Program conceptual land uses are inconsistent with the land use designations and population assumptions of the San Luis Obispo County General Plan. In addition, Future Development Program implementation would result in a substantial increase in vehicle miles traveled. Therefore, the Future Development Program is inconsistent with the 2001 Clean Air Plan (CAP). This is a Class I, <i>significant and unavoidable</i> impact.</p> | <p>ARCS AQ-1(d) Telecommuting. All new homes shall be constructed with internal wiring/cabling that allows telecommuting, teleconferencing, and telelearning to occur simultaneously in at least three locations in each home. This control measure seeks to reduce emissions by promoting telecommuting for any employee whose job can accommodate working from home.</p> <p>FDP AQ-2(a) Trip Reduction Measures. To reduce overall trip generation and associated air contaminant emissions, future commercial tenants will be required to establish and maintain employee trip reduction programs that should include, but are not limited to, the following elements:</p> <ul style="list-style-type: none"> • Install bicycle racks and/or bicycle lockers at a ratio of 1 bicycle parking space for every 10 car parking spaces for customers and employees, or at a ratio otherwise acceptable the SLOAPCD to be determined prior to occupancy clearance; • Post carpool, vanpool and transit information in employee break/lunch areas; • Employ or appoint an Employee Transportation Coordinator; • Implement a Transportation Choices Program. Project applicants should work with the Transportation Choices Coalition partners for free consulting services on how to start and maintain a program. Contact SLO Regional | <p>Implementation of the above mitigation measures would reduce impacts. However, due to population projection inconsistencies and because no mitigation measures are feasible to sufficiently reduce vehicle miles traveled, impacts related to consistency with the CAP would remain Class I, <i>significant and unavoidable</i>.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>Rideshare at 541-2277;</p> <ul style="list-style-type: none"> • Provide for shuttle/mini bus service; • Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc.; • Implement compressed work schedules; • Implement telecommuting program; • Implement a lunchtime shuttle to reduce single occupant vehicle trips; • Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area; • Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips; • Provide preferential carpool and vanpool parking spaces; and • Provide shower and locker facilities to encourage employees to bike and/or walk to work (typically one shower and three lockers per every 25 employees). • Provide off-site improvements to offset contaminant emissions, including: retrofitting existing homes and businesses with energy-efficient devices, replacing transit or school buses, contributing to alternative fueling infrastructure, and/or improving park and ride lots. <p>The specific components of a trip reduction program that will be required for a particular commercial development will be at the discretion of the Planning and Building Department, based on the recommendations of the APCD.</p> | |
| BIOLOGICAL RESOURCES | | |
| <p>FDP Impact B-2 Implementation of the Future Development Program would result in the removal conversion of oak woodland habitat and the removal of and/or impacts to an unknown number of native coast live oak, blue oak, and valley oak trees within the Coast live Oak Woodland, Blue Oak Woodland, Valley Oak Woodland and California annual grassland habitat types. This is a Class I,</p> | <p>The following mitigation measures would apply to all Future Development Program land uses:</p> <p>ARCS B-2(a) Valley Needlegrass Native Perennial Grassland Restoration Plan. The applicant shall contract with a qualified biologist to develop a Valley Needlegrass Native Perennial Native Perennial Grassland Restoration Plan. The Plan would consist of restoring enhancing the remaining valley needlegrass Native Perennial grassland habitat found on-site and/or enhancing (restoring) valley needlegrass grassland within the California annual grassland habitat or creating Native Perennial Grassland habitat within areas presently vegetated by California annual grassland. Specifically, the area of restoration should include at least 48.0 69 acres (2:1 ratio) with at least 50 10% cover by purple needlegrass, deergrass, or California oatgrass, and should include open areas within blue oak woodland and coast live oak woodland. In</p> | <p>In the short-term, impacts to oak trees and oak woodland habitats cannot be mitigated because of the length of time required for replacement trees to reach maturity and for the conservation areas to have a similar habitat values as those that are replaced removed and/or impacted. Therefore, impacts will remain Class I, <i>significant and unavoidable.</i></p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|---|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| <p><i>significant and unavoidable impact.</i></p> | <p>addition, native forbs shall be established in the restoration areas representing the species composition and relative cover that is present in the areas to be lost. Other areas consisting of California Annual Grassland such as between Lots 88 and 108 are also suitable for enhancement with purple needlegrass. In such areas, grassland management strategies such as seasonal mowing or grazing shall be employed, which will allow for a higher likelihood that perennial grasses could compete with the annual grasses found within these areas. The following measures shall be implemented.</p> <ol style="list-style-type: none"> 1. A county-approved botanist/biologist shall develop a Plan that provides specific measures to enhance and maintain the remaining on-site occurrences of the valley needlegrass-grassland habitat type Native Perennial Grassland. This Plan shall be focused on adaptive management principles, and shall identify detailed enhancement areas and strategies based on the parameters outlined below, with timing and monitoring long-term requirements. The Plan shall: <ol style="list-style-type: none"> a. Provide an up-to-date inventory of on-site occurrences of valley needlegrass Native Perennial Grassland habitat; b. Define attainable and measurable goals and objectives to achieve through implementation of the Plan; c. Provide site selection and justification; d. Detail restoration work plan including methodologies, restoration schedule, plant materials (seed), and implementation strategies. e. Provide a detailed maintenance plan to include seasonally-timed low-intensity grazing and/or mowing to provide a sufficient disturbance regime to keep non-native plant species from further reducing the extent of this habitat type on the property over time. This approach would also have the residual benefit of providing wildland fire protection. Enhancement and maintenance options shall employ recent techniques and effective strategies for increasing the overall area of valley needlegrass Native Perennial Grassland on-site and shall include but not be limited to reseeding disturbed areas with an appropriate native plant palette; f. Define performance standards. Within the agriculture residential cluster subdivision project area, the restored area should include at least 48.0 69 acres (2:1 ratio) with at least 50 10% cover by purple needlegrass native perennial grasses; and, | |



**Table ES-4. Summary of Future Development Program
 Environmental Impacts, Mitigation Measures, and Residual Impacts**

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>g. Provide a monitoring plan to include methods and analysis of results. Also, include goal success or failure and an adaptive management plan and suggestions for failed restoration efforts.</p> <p>ARCS B-3(a) Tree Identification. Development plans shall be reviewed by the County approved arborist or botanist and must include the following information: 1. <i>The species, diameter at breast height, location, and condition of all existing trees;</i> 2. <i>Which trees will be retained, removed, or relocated;</i> 3. <i>The location of proposed utilities, driveways, street tree locations, and the size and species of proposed street trees; and</i> 4. <i>A landscaping plan that shows the size and species of all trees proposed to be planted in the project.</i></p> <p>ARCS B-3(b) Heritage Oak Tree Avoidance. Grading and development shall avoid the removal of oak trees to the maximum extent possible. Such activities must minimize potential disturbance to oaks and their associated root zones to the maximum extent possible, with final site plans requiring concurrence from County staff to ensure compliance with this provision. Heritage oak trees or other oak trees with an equal to or greater than 36 inch DBH shall be avoided, or if avoidance is not feasible (with feasibility to be determined by the applicant in consultation with County staff), then such oak tree(s) shall be transplanted to a determined receptor site. Refer to Agricultural Residential Cluster Subdivision measure B-3(c) (Oak Tree Protection and Mitigation and Monitoring Plan) for planting details.</p> <p>ARCS B-3(c) Oak Tree Protection and Mitigation and Monitoring Plan. A qualified arborist/botanist shall inventory all oak trees within 200 feet of the limits of grading and provide measures to ensure the required replacement ratios per County standards are achieved, and that remaining oak trees are adequately protected during construction activities. In addition, future project arborist/botanists shall monitor construction activities and enforce an approved tree protection plan. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be preserved. On average, the outer edge of the tree root zone is 1.5 times the distance from the trunk to the dripline of the tree. For Valley Oak trees, the protection/setback zone shall be 100 feet from the base of the trunk. The project arborist/botanist must approve work within the root protection zone.</p> <p>ARCS B-3(a) Oak Tree Inventory, Avoidance, and Protection Plan. The</p> | |



**Table ES-4. Summary of Future Development Program
 Environmental Impacts, Mitigation Measures, and Residual Impacts**

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>applicant shall prepare an Oak Tree Inventory, Avoidance and Protection Plan as outlined herein. The plan shall be reviewed by the County approved arborist prior to approval of grading permits, and shall include the following items:</p> <ol style="list-style-type: none"> 1. Comprehensive Oak Tree Inventory. This shall include the following information: <ol style="list-style-type: none"> a) An inventory of all trees at least 5 inches in diameter at breast height within 50 feet of all proposed Agriculture Residential Cluster Subdivision impact areas. All inventoried trees shall be shown on maps. The species, diameter at breast height, location, and condition of these trees shall be documented in data tables. b) Identification of trees which will be retained, removed, or impacted. This information shall be shown on maps and cross-referenced to data tables described in Item (a). c) The location of proposed structures, utilities, driveways, septic tanks, leach fields, grading, retaining walls, outbuildings, and impervious surfaces shall be shown on maps. The applicant shall clearly delineate the building sites/building control lines containing these features on the project plans. In addition, the plans shall include any fenced areas for livestock or pets and clearance areas prescribed by CalFire. d) A landscaping plan that describes the size and species of all trees, shrubs, and lawns proposed to be planted in the project area, including the limits of irrigated areas. e) Revised drainage patterns that are within 100 feet upslope of any existing oak trees to remain. All reasonable efforts shall be made to maintain historic drainage patterns and flow volumes to these trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. 2. Oak Tree Avoidance Measures. Grading and development within proposed lots shall avoid the removal of oak trees to the maximum extent possible. Such activities must minimize potential disturbance to oaks and their associated root zones to the maximum extent possible, with final site plans | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|---|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>requiring concurrence from County staff to ensure compliance with this provision.</p> <p>3. Oak Tree Protection Guidelines. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be retained that occurs within 50 feet of impact areas. The following guidelines shall be included:</p> <ul style="list-style-type: none"> a) A qualified arborist shall determine the critical root zone for each retained tree on a case-by-case basis, based upon tree species, age, and size. This area will vary from 1.0 to 1.5 times its diameter at breast height [as specified in Harris, Clark and Matheny (2004) Arboriculture]. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the tree. b) All oak trees to remain within 50 feet of impact areas (construction or grading) shall be marked for protection and the root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. The project arborist must approve any work within the root protection zone. c) Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above ground surface. d) Unless previously approved by the County, the following activities shall be prohibited within the root zone of remaining oak trees: year-round irrigation (no summer watering, unless “establishing” a new tree or native compatible plant for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); or disturbance of soil that impacts roots (e.g., tilling). e) Trimming oak branches shall be minimized, especially for larger lower branches, and the amount done in one season shall be limited to 10 to 30% of the canopy to reduce stress/shock. If trimming is necessary, | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|---|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>the applicant shall either use a qualified arborist or utilize accepted arborist’s techniques.</p> <p>ARCS B-3(b) Oak Tree Replacement, Monitoring, and Conservation. Of those trees identified under Agricultural Residential Cluster Subdivision measure B-3(a) as being removed or impacted, 50% shall be replaced per County and Kuehl Bill standards. A conservation easement or monetary contribution to the Oak Woodlands Conservation Fund shall be used for the remaining mitigation.</p> <p>4. Replacement. The County approved arborist shall provide or approve an oak tree replacement plan at a minimum 4:1 ratio for oak trees removed and a minimum replacement ratio of 2:1 for oak trees impacted (i.e., disturbance within the root zone area).</p> <p>a) Replacement plantings shall be from regionally- or locally-collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54” tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two-foot diameter and 2-feet deep, shall be used below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented after approved by the County. Average tree densities shall be no greater than one tree every twenty feet and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. Replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g., lawns, leach lines, etc). Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a three-foot radius from the tree or installation of a staked “weed mat”</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas on the Agricultural Residential Cluster Subdivision. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced within the Agricultural Residential Cluster Subdivision. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County's Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County by October 15 each year. Annual monitoring reports will include specifics discussed below.</p> <p>b) <u>The restored area shall be at a minimum equal in size to the area of oak woodlands lost or disturbed.</u></p> <p>c) An approved arborist shall submit to the County an initial post-planting letter report, and thereafter annual monitoring reports shall be submitted. All trees planted as mitigation shall have an 80% survival rate after seven years. If any trees planted as mitigation do not survive at seven years from the time of planting, they will be replaced as soon as possible as determined by the arborist/botanist.</p> <p>d) A cost estimate for the planting plan, installation of new trees, and maintenance of new trees for a period of seven years shall be prepared by a qualified individual and approved by the County. Prior to site grading/issuance of construction permits, a performance bond, equal to the cost of the estimate, shall be posted by the applicant. The replacement mitigation trees shall also have an overall survival rate of 80% after seven years from date of planting.</p> <p>5. <u>Maintenance.</u> Unless previously approved by the County, the following activities are not allowed within the root zone of newly planted oak trees:</p> <p>a) Year-round irrigation (no summer watering, unless 'establishing' a new tree or native compatible plant for up to 3 years);</p> <p>b) Grading (includes cutting and filling of material);</p> <p>c) Compaction (e.g., regular use of vehicles);</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|--|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>d) Placement of impermeable surfaces (e.g., pavement); or e) Disturbance of soil that impacts roots (e.g., tilling).</p> <p>Trimming oak branches shall be minimized, especially for larger lower branches, and the amount done in one season shall be limited to 10 to 30% of the canopy to reduce stress/shock. If trimming is necessary, the applicant shall either use a qualified arborist or utilize accepted arborist's techniques.</p> <p><u>Conservation Easements and/or Contribution to the Oak Woodlands Conservation Fund.</u> Replanting detailed above can account for up to 50% of the mitigation requirement. The remaining mitigation shall be in accordance with the County's Oak Woodland Mitigation Plan. Per the County's draft Plan, the mitigation shall be a minimum of a 2,000 square foot conservation easement per tree removed (based upon an average 50 foot diameter canopy). The oak conservation area shall be designated on-site and be managed by a third party.</p> <p>No additional mitigation is required.</p> | |
| CULTURAL RESOURCES | | |
| <p>FDP Impact CR-1 Future development in accordance with the Future Development Program could adversely impact the Santa Margarita Ranch Rural Historic District and could adversely impact traditional Native American values. This is considered a Class I, <i>significant and unavoidable</i> impact.</p> | <p>ARCS CR-1(a) Avoidance. The preferred mitigation measure is avoidance of the impacts described above. If avoidance cannot be achieved, other forms of mitigation, such as graphic documentation (photographs, drawings, etc.) and archaeological data recovery, will lessen the impacts but will not mitigate the loss of integrity to a less than significant level.</p> <p>ARCS CR-1(b) Cultural Design Guidelines. The Architecture and Landscape Guidelines (refer to ARCS VR-1(b) below) shall incorporate the design principles, plans, and massing of historic ranch structures, such as sandstone or adobe construction, one-story height, gable roofs, shiplap siding, and natural landscaping. The County will have final approval over the project design elements, based in part on consultation with a qualified historian.</p> <p>ARCS VR-1(b) Architectural and Landscape Guidelines. The applicant shall develop and implement Architectural and Landscape Guidelines that include the components listed below. The Guidelines shall include clear criteria and requirements to guide the design, layout, and landscaping of individual residential lots. All future development shall comply with the Guidelines. Enforcement of compliance with the Guidelines shall be the responsibility of the Planning and</p> | <p>Although impacts would be reduced through the above mitigation measures, no mitigation is available to avoid significantly impacting the integrity of the design, setting, materials, feeling, and association of this important character-defining area, or its Native American values. Impacts would remain <i>significant and unavoidable</i>.</p> |



**Table ES-4. Summary of Future Development Program
 Environmental Impacts, Mitigation Measures, and Residual Impacts**

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>Building Department.</p> <p>Tract landscaping. Landscaping guidelines shall describe the following elements:</p> <ul style="list-style-type: none"> ▪ Landscaping shall emulate and be compatible with the surrounding natural environment; only natural fiber, biodegradable materials shall be used; ▪ Fuel management techniques shall be used, including, but not limited to, fire resistive landscaping, defensible space features, and strictly controlled vegetation within defensible space; ▪ Fire-resistant vegetation shall be used in tract landscaping. <p>Individual House Landscaping. Landscaping Plans for individual houses shall be prepared by a qualified Landscape Architect, and shall be designed to screen and blend the proposed development into the surrounding area while preserving identified viewsheds. Individual lot landscaping plans shall incorporate plants consistent with the San Luis Obispo County Approved Plant List. Only natural fiber, biodegradable materials shall be used.</p> <p>Roofing and Feature Color and Material. Development plans shall include earth-tone colors on structure roofing and other on-site features to lessen potential visual contrast between the structures and the hilly terrain that constitutes the visual backdrop of the area. Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.</p> <p>Avoidance of Visual Prominence. To avoid the visual prominence of structures located at Lots 1 through 4, 6 through 11, 14, 30, 52, 90, 92 through 95, 97 through 99, 101, 104 through 106, and 112, no structure shall exceed a height of 22 feet, except for ancillary features such as antennas or other elements determined to be compatible by Planning and Building.</p> <p>Understory and Retaining Wall Treatment. Understories and retaining walls higher than six (6) feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect.</p> <p>ARCS CR-1(c) Viewshed Preservation. Because the native flora of the ranch is a key character defining feature of the historic landscape and a critical element of the historic viewshed, non-agricultural open space should be left in natural grasses, with native trees and other flora.</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>It should be noted that ARCS VR-1(a) (below), which prohibits structural silhouetting on ridgelines, would also reduce this impact.</p> <p>ARCS VR-1(a) Prohibition of Structural Silhouetting. Future development located on ridgelines shall be relocated, building heights shall be limited, and vegetative screening shall be provided such that the structures do not silhouette against the sky when viewed from off-site viewpoints.</p> <p>ARCS CR-1(d) Preservation of Key Landscape Elements. New roads on the ranch shall follow the natural topography to the extent possible, without substantial cuts or fills; the roads shall be as narrow as allowed by County requirements, with no verges. Signage must be subdued, and not mar or interfere with the views. Historic types of fencing shall be used.</p> <p>To facilitate preservation of these landscape elements, historic roads and other landscape remnants shall be recorded and mapped in greater detail. In particular, a survey of El Camino Real shall be carried out by a qualified professional using the location on the 1858 and 1889 maps as a guide. Any remnants or other physical evidence of these roads shall be thoroughly documented, and no development of any kind shall be located in the path of El Camino Real or other historical transportation elements.</p> <p>The current local historic place names indicate the history of the ranch and the people who impacted the landscape. These names shall be retained and incorporated into any development. New place names shall reflect the historical usage.</p> <p>ARCS CR-1(e) Nomination to the National Register of Historic Places. The Santa Margarita Ranch Rural Historic District shall be nominated to the National Register of Historic Places as a Rural Historic District. At a minimum, the NRHP nomination shall include the following elements:</p> <ul style="list-style-type: none"> • documentation of all extant historical buildings and structures in the ranch headquarters area to the level of the Historic American Building Survey (HABS), particularly including measured drawings and large format photographs of the interior and exterior of the main asistencia building, ranch house, Wells Fargo building, and associated structures and features; • reconstruction of the asistencia layout and the placement of buildings, structures, walls, and other features utilizing historical photographs, artwork, | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | and other documentary evidence; and preparation of an ethnographic history of the ranch. | |
| <p>FDP Impact CR-2 Future development in accordance with the Future Development Program would could adversely impact identified and previously unidentified archeological deposits. These resources contribute to the significance of the Santa Margarita Ranch Rural Historic District and are eligible for the California Register of Historic Resources (CRHR) under multiple significance criteria. Recovery of the important information in these sites through excavation would lessen the impacts. However, damage to or destruction of the important associations of these sites, and disruption of their setting and feeling, is a Class I, <i>significant and unavoidable</i> impact.</p> | <p>ARCS CR-2(a) Avoidance. As feasible, all cultural sites shall be avoided during development. To ensure avoidance, the boundaries of all sites within or adjacent to Future Development Program land uses shall be defined through a program of systematic subsurface boundary testing using shovel probes, surface test units, and other appropriate sampling units. The type and distribution of sampling units shall be determined by a qualified professional archaeologist, who will carry out the boundary testing in the presence of a Native American monitor. After site boundaries are defined, an exclusion zone shall be placed around each site. An exclusion zone is a fenced area where construction equipment and personnel are not permitted. The exclusion zone fencing shall be installed (and later removed) under the direction of a qualified archaeologist and shall be placed five meters beyond the defined site boundary to avoid inadvertent damage to sites during installation. If multiple pieces of heavy equipment are in use simultaneously at diverse locations during construction, each location may be monitored individually. If avoidance cannot be achieved, other forms of mitigation, such as data recovery, will lessen the impacts but will not mitigate the loss of integrity to a less than significant level.</p> <p>ARCS CR-2(b) Mitigative Data Recovery Excavation. If avoidance of an archaeological site(s) is not possible, data recovery excavation shall be completed prior to issuance of grading permits. A data recovery plan shall be submitted by a qualified archaeologist for review by the County Environmental Coordinator. Data recovery shall be funded by future applicants, shall be performed by a County-qualified archaeologist, and shall be carried out in accordance with a research design consistent with the requirements of the California Office of Historic Preservation Planning Bulletin 5, <i>Guidelines for Archaeological Research Design</i>. At a minimum, data recovery shall include:</p> <ul style="list-style-type: none"> • Mapping of site boundaries and the distribution of surface remains; • Surface collection of artifacts; • Excavation of a sample of the cultural deposit to characterize the nature of the site and retrieve a representative sample of artifacts and other remains within the proposed impact area; • Monitoring of excavations at Native American sites by a tribal representative; • Technical studies and analysis of the recovered sample, including radiocarbon dating, typological and technical analysis of tools and debris, identification and analysis of preserved faunal and floral remains, and other studies appropriate to the research questions outlined in the research design; | <p>Although impacts would be reduced through the above mitigation measures, no mitigation is available to avoid significantly impacting identified and previously unidentified cultural resources. Impacts would remain <i>significant and unavoidable</i>.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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| Impact | Mitigation Measures | Residual Impacts |
| | <ul style="list-style-type: none"> • Cataloguing and curation of all artifacts and records detailing the results of the investigations at a county approved curation facility; • Submission of a final technical report detailing the results of the investigations; • Preparation of an interpretive report suitable for distribution to the general public. <p>ARCS CR-3(a) Buried Site Testing at Isolate Locations. Isolated artifacts shall be tested by a qualified archaeologist to determine whether or not isolated artifacts within or adjacent to Future Development Program land uses represent more substantial buried components. Such testing shall involve hand excavation of shovel probes and/or other sampling units. The type and distribution of sampling units shall be determined by a qualified professional archaeologist, who will carry out the isolate testing in the presence of a Native American monitor. If isolate testing reveals the presence of a buried site, then site boundary definition and avoidance, or mitigative data recovery, shall be carried out in accordance with ARCS CR-2(a) or CR-2(b) above.</p> <p>ARCS CR-3(b) Archaeological Resource Construction Monitoring. An archaeological resource monitoring plan prepared by a qualified archaeologist shall be submitted for review by the County Environmental Coordinator. The plan shall include a list of personnel involved in monitoring activities, and descriptions of monitoring methods, resources expected to be encountered, circumstances that would result in halting work, procedures for halting work, and procedures for monitoring reporting.</p> <p>At the commencement of construction, an archaeologist and a Native American representative shall conduct an orientation for construction workers to describe site avoidance requirements, the possibility of exposing unexpected archaeological resources, and the steps to be taken if such a find is encountered.</p> <p>A qualified archaeologist and Native American representative shall monitor all earth moving activities within native soil. If multiple pieces of heavy equipment are in use simultaneously at diverse locations during construction, each location may be monitored individually.</p> <p>In the event that archaeological remains are encountered during construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation, if necessary, is implemented.</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
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| | <p>FDP CR-2(a) Additional Archaeological and Historical Surveys. Additional archaeological and historical surveys shall be carried out on unsurveyed portions of the ranch subject to development. Any documented cultural resources on the ranch shall be avoided and protected during development. If resource avoidance is not feasible, then additional archival research and data recovery excavation shall be carried out [refer to ARCS CR-2(b) (above)].</p> | |
| NOISE | | |
| <p>FDP Impact N-2 Long-term traffic generated by the Future Development Program would incrementally increase noise levels at existing receptors located adjacent to roadways in the Santa Margarita Ranch vicinity. The effect of this noise on off-site sensitive receptors in the area is a Class I, <i>significant and unavoidable</i>, impact.</p> | <p>Although structural measures such as solid berms (e.g., sound walls), solid core doors, and/or double paned windows could reduce noise levels at existing receptors in the Santa Margarita Ranch vicinity, the implementation of structural measures would be infeasible due to physical, economic, or other constraints, and would rely upon the cooperation of off-site property owners, which cannot be assured. Therefore, no feasible measures are available that would mitigate impacts to existing sensitive receptors.</p> | <p>Impacts would remain Class I, <i>significant and unavoidable</i>.</p> |
| TRANSPORTATION AND CIRCULATION | | |
| <p>FDP Impact T-1 The Future Development Program would result in the addition of 8,137 average daily weekday trips (655 AM peak-hour and 818 PM peak-hour trips) to the study-area roadways and intersections. This would cause two local roadway segments, four U.S. 101 mainline segments, all four U.S. 101/SR 58 interchange ramps, and four intersections to operate at unacceptable levels of service during peak hours. Implementation of mitigation measures would partially reduce impacts. However, due to uncertainty regarding Caltrans approval of facilities within State</p> | <p>Due to existing deficiencies, the following measures would apply to all Future Development Program land uses:</p> <p>ARCS T-1(a) SR 58 South of J Street. Both sides of SR 58 (from El Camino Real to the Agricultural Residential Cluster Subdivision site access) shall be widened to provide shoulders and/or bike lanes in accordance with County standards. In addition, the following improvement shall be implemented to reduce impacts related to the contribution of the Agricultural Residential Cluster Subdivision to existing operational problems: To mitigate the project's impacts to the two 90-degree curves on SR 58 near J Street, the following improvements are required:</p> <ol style="list-style-type: none"> 1. Realign SR 58 along a tangent south of J Street to the Agricultural Residential Cluster Subdivision development. The realignment would make the SR 58/J Street intersection into more of a typical intersection layout. 1. Widen both sides of SR 58 (from El Camino Real to the Agricultural Residential Cluster Subdivision eastern site access) to provide four foot shoulders and/or bike lanes in accordance with County standards. 2. Install radar feedback signs and advisory speeds on each approach to the 90-degree on SR 58 near J Street. | <p>Impacts related to study area U.S. 101 segments and U.S. 101 off-ramps to SR 58 would be Class I, significant and unavoidable. If the construction and occupation of any conceptual future land use occurs prior to completion of the above improvements, existing deficiencies and associated impacts would remain. Although mitigation measures outlined above would reduce impacts to ramp junctions and study intersections (and therefore to two segments of El Camino Real) to the extent possible, however, because of the uncertainty of timing of the proposed improvements, and due</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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| <p>jurisdiction and uncertainty regarding the timing of the improvements, impacts would be Class I, <i>significant and unavoidable</i>.</p> | <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and associated approval from Caltrans would be required if the cost of the improvements exceeds three million dollars.</p> <p>ARCS T-1(b) U.S. 101 Northbound Off-Ramp to SR 58. The applicant shall pay fair share fees toward applicable Caltrans project development, including a Project Study Report (PSR), and lengthen the deceleration length from 140 feet to 250 feet from the US 101 mainline to the northbound off-ramp to mitigate the Agricultural Residential Cluster Subdivision's impact to the ramp junction.</p> <p>In addition, the applicant shall reconstruction of the area where the northbound U.S. 101 off-ramp merges with eastbound SR 58 to provide 400 feet of merging distance to meet Caltrans' current design standards. It should be noted that if the costs of the improvements can be completed for one million dollars or less, the work can be completed under an encroachment permit from Caltrans and a PSR would not be required. Since the park-and-ride facility is located adjacent to the northbound off-ramp, reconfiguration of the parking lot and access to a nearby frontage road is required. The applicant shall include designs for the revised park and ride and frontage road access in the permit with Caltrans. A field assessment indicates that the merge area could be lengthened by physically separating the park and ride lot from the roadway, which would improve the existing condition and reduce the impact. The applicant shall contribute towards reconfiguration of the northbound off-ramp and/or park-and-ride facilities to provide additional merge distance. A Project Study Report (PSR) is required to select an appropriate design and to identify all potential environmental impacts. The PSR shall address upgrades to the entire interchange to current design standards.</p> <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and encroachment permit from Caltrans would be required if the cost of the improvements exceeds three million dollars.</p> <p>ARCS T-1(c) U.S. 101 Southbound Off-Ramp to SR 58. The applicant shall pay fair share fees toward applicable Caltrans project development, including a PSR, and lengthening of the U.S. 101 Southbound Off-ramp deceleration length to meet current</p> | <p>to the uncertainty regarding Caltrans approval of improvements within their jurisdiction and the lack of a future signal at the Estrada Avenue/H Street intersection, it cannot be assured that these improvements would be feasibly constructed prior to occupation of the first Future Development Program land use. As a result, impacts would remain significant and unavoidable. Impacts related to study area U.S. 101 segments would be Class I, significant and unavoidable.</p> <p>Implementation of many transportation improvements required as mitigation (e.g., signalization) would not result in significant environmental impacts related to site disturbance since improvements would occur within existing disturbed rights-of-way. It should be noted that impacts associated with implementation of required transportation improvements (e.g., construction impacts, aesthetic impacts) are discussed in other impact sections of this EIR to the extent possible. However, since the final designs of required transportation improvements have not been determined, precise environmental impacts associated with future improvements would be too</p> |



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| | <p>Caltrans standards. Redesign of the southbound off-ramp to accommodate a larger loop radius and higher design speed can be accomplished by relocating the ramp further north and west. A PSR is required to select an appropriate design. The PSR will also address the LOS deficiency for the northbound off-ramp. The project applicant shall extend the deceleration length from 250 to 550 feet for the southbound off-ramp to provide acceptable freeway ramp diverge operations under Cumulative Plus Agricultural Residential Cluster Subdivision conditions.</p> <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and encroachment permit from Caltrans would be required if the cost of the improvements exceeds three million dollars.</p> <p>ARCS T-1(d) El Camino Real/Estrada Avenue Redesign. The applicant shall pay fair share fees toward the redesign of the El Camino Real/Estrada Avenue intersection so that both roadways are at the same grade. Consideration should be given to the railroad tracks, which are located 60 feet from the intersection. The redesign of the intersection should not preclude construction of the westbound left-turn and eastbound right-turn pockets. With the addition of Agricultural Residential Cluster Subdivision traffic, the project applicant shall construct the following improvements:</p> <ol style="list-style-type: none"> 1. Widen Estrada Avenue, between El Camino Real and the railroad tracks, to provide a dedicated northbound right-turn lane. 2. Widen El Camino Real to provide a separate left-turn lane for westbound El Camino Real traffic to turn onto southbound Estrada Avenue. 3. Reduce the superelevation of the El Camino Real curve at Estrada Avenue 4. Prior to implementation of Future Development Program measure T-1(d), traffic signal installation and rail pre-emption, advance limit lines for northbound Estrada traffic shall be provided immediately south of the rail tracks, and a Manual on Uniform Traffic Control Devices (2003 Edition) R8-10 sign which states "Stop Here When Flashing" shall be provided to minimize the potential for vehicles to stop directly on the railroad tracks. <p>According to San Luis Obispo County Public Works staff, extension of an existing culvert is required as part of this improvement. The applicant shall secure any regulatory permits for the necessary construction of intersection improvements to meet Caltrans standards.</p> | <p>speculative to address at this time. Environmental impacts associated with required transportation improvements would be evaluated at a project level of detail in separate environmental documentation prepared pursuant to the California Environmental Quality Act (CEQA), including as part of the Specific Plan or individual development review process, as applicable, for future development on the property.</p> |



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| | <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and encroachment permit from Caltrans would be required if the cost of the improvements exceeds three million dollars.</p> <p>ARCS T-1(e) Estrada Avenue/H Street Warning Beacon. A pedestrian-activated advanced warning beacon shall be installed on the northbound approach to the intersection of Estrada Avenue and H Street, before the crest on Estrada Avenue, to warn drivers of the presence of pedestrians crossing at the intersection. A pedestrian-activated beacon shall also be installed to face for southbound Estrada Avenue traffic. The precise location for beacon installation shall be determined in consultation with Caltrans under the encroachment permit process, and shall include any required ramps or other Americans with Disabilities Act (ADA) upgrades. The applicant shall pay fair share fees to fund and install the required both advanced warning beacons on Estrada Avenue.</p> <p>The <i>Santa Margarita Design Plan</i>, adopted October 9, 2001, recommended the following long-term improvements to Estrada Avenue between H Street and I Street:</p> <ul style="list-style-type: none"> • Improve sight distance by eliminating the hill/crest • Add curbs and textured crossings at Estrada Avenue/H Street • Provide bike lanes on Estrada Avenue <p>These improvements represent alternative mitigation measures for this intersection. However, eliminating the crest would require extensive earthwork and roadbed reconstruction. Depending on the final design of the long-term improvements, the flashing beacons could be integrated into the plan.</p> <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and encroachment permit from Caltrans would be required if the cost of the improvements exceeds three million dollars.</p> <p>In addition, because the addition of Future Development Program traffic would cause two local roadway segments, four U.S. 101 mainline segments, all four U.S. 101/SR 58 interchange ramps, and four intersections to operate at unacceptable levels of</p> | |



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| | <p>service during peak hours, additional mitigation is required.</p> <p><i>Roadway Segments.</i> Although Future Development Program traffic is estimated to have a significant impact on two segments of El Camino Real (between Wilhelmina Avenue and Maud Avenue and between Pinal Avenue and Estrada Avenue), Future Development Program measures T-1(a) (El Camino Real/Estrada Avenue Signalization) and T-1(b) (El Camino Real/Wilhelmina Avenue Signalization) would provide acceptable intersection operations. These two segments are projected to operate at LOS E or F under <i>Cumulative + Future Development Program</i> conditions. East of Murphy Avenue to Pinal Avenue, SR 58 widens to include a center two-way turn lane with left-turn lanes at intersections. The wider section of SR 58 provides additional roadway capacity by allowing vehicles to move out of the through lanes and wait in the center of the roadway to turn left. In addition, mitigation is required to address safety impacts associated with the 90-degree curves on SR 58 near J Street.</p> <p><i>U.S. 101 Segments.</i> Additional capacity to U.S. 101 is required to provide acceptable operations (i.e., to reduce the density to better than the LOS C/D threshold) on the study area U.S. 101 segments (U.S. 101 northbound south of SR 58, U.S. 101 northbound north of SR 58, U.S. 101 southbound south of SR 58, and U.S. 101 southbound north of SR 58). The widening of U.S. 101 from four to six lanes from the Cuesta Grade north to Atascadero is identified as a planned improvement in the <i>2005 Regional Transportation Plan</i> but is not currently funded. In addition, Caltrans (rather than the County) must approve improvements within their jurisdiction. Therefore, no mitigation is available to adequately reduce impacts to U.S. 101 in the study area, and impacts are significant and unavoidable.</p> <p><i>U.S. 101 Ramps.</i> All four ramps at the US 101/SR 58 interchange are projected to operate at unacceptable levels, LOS D, under Cumulative No Project Conditions. The addition of Future Development Program traffic will contribute to existing operational issues at the interchange, which would be considered a potentially significant impact. Due to existing deficiencies, Agricultural Residential Cluster Subdivision measures T-1(b) (U.S. 101 Southbound Off-Ramp to SR 58) and T-1(c) (U.S. 101 Northbound Off-Ramp to SR 58), would apply to all Future Development Program land uses. In accordance with these mitigation measures, the applicant is required to contribute toward preparation of a Project Study Report (PSR) to identify appropriate interchange improvements to correct operational deficiencies and evaluate alternative configurations. The PSR will identify an interchange design to provide improved operations for all ramps. In addition, due to additional</p> | |



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| | <p>demand from the Future Development Program, additional mitigation is required.</p> <p><i>Intersections.</i> The following mitigation Future Development Program measures T-1(d) (El Camino Real/Estrada Avenue Signalization), T-1(e) (El Camino Real/Wilhelmina Avenue Signalization), T-1(f) (SR 58 Improvements Between Wilhelmina Avenue and Pinal Avenue) and T-1(g) (Future Development Impact Fee) are required to reduce impacts related to study area intersections:</p> <p>The following mitigation measures are required:</p> <p>FDP T-1(a) SR 58 South of J Street. To mitigate the Future Development Program’s impacts to the two 90-degree curves on SR 58 near J Street, realignment of SR 58 along a tangent south of J Street to the Agricultural Residential Cluster Subdivision development is required. The realignment would make the SR 58/J Street junction into more of a typical intersection layout.</p> <p>As these improvements would occur within Caltrans jurisdiction, an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and encroachment permit from Caltrans would be required if the cost of the improvements exceeds three million dollars.</p> <p>FDP T-1(b) U.S. 101 Southbound Off-Ramp to SR 58. Redesign of the southbound off-ramp to accommodate a larger loop radius and higher design speed would be required to meet current Caltrans design standards with Future Development Program. The project applicant shall extend the deceleration length from 550 feet [as required by Agricultural Residential Cluster Subdivision measure T-1(c)] to 650 feet for the southbound off-ramp to provide acceptable freeway ramp diverge operations under Cumulative Plus Agricultural Residential Cluster Subdivision Plus Future Development Program conditions. A Caltrans encroachment permit and/or PSR would be required to select an appropriate design, depending on the cost of improvements.</p> <p>FDP T-1(c) U.S. 101 Southbound On-Ramp from SR 58. Redesign of the US 101 southbound on-ramp to accommodate an acceleration lane for westbound SR 58 traffic. The applicant is required to contribute toward preparation of a</p> | |



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| | <p>Caltrans encroachment permit and/or Project Study Report (PSR) to identify appropriate interchange improvements to correct operational deficiencies and evaluate alternative configurations.</p> <p>FDP T-1(a-d) El Camino Real/Estrada Avenue Signalization. Future applicants shall pay fair share fees to install a A traffic signal at the intersection of El Camino Real and Estrada Avenue shall be installed. This shall be completed in concurrence with Agricultural Residential Cluster Subdivision measure T-1(d) (El Camino Real/Estrada Avenue Redesign). Extension of the existing culvert will be required as stated previously in Agricultural Residential Cluster Subdivision measure T-1(d). Caltrans shall make the final determination on the need for a signal at this location since SR 58 is a state-maintained roadway. Future signalization of this intersection shall include rail pre-emption to allow northbound vehicles to clear the tracks when a train approaches the crossing.</p> <p>Signalization of this intersection would result in LOS B operations under <i>Cumulative + Future Development Program</i> conditions. This improvement would also eliminate the sight-distance impediment for left-turn vehicles by requiring El Camino Real traffic to stop.</p> <p>It should be noted that a westbound left-turn lane from El Camino Real to Estrada Avenue is warranted under both Cumulative project scenarios (refer to Appendix J for technical calculations). According to County of San Luis Obispo staff, sufficient right-of-way is provided to accommodate turn lanes. The design of the left-turn lanes needs to consider the following adjacent physical constraints: railroad tracks south of the intersection, a creek west of the intersection, a house northwest of the intersection, and a utility box southeast of the intersection.</p> <p>FDP T-1(b-e) El Camino Real/Wilhelmina Avenue Signalization. Future applicants shall pay fair share fees to install a A traffic signal shall be installed at the intersection of El Camino Real and Wilhelmina Avenue. Caltrans shall make the final determination on the need for a signal at this location.</p> <p>Signalization at this intersection would result in acceptable LOS B operations (or better) under <i>Cumulative + Future Development Program</i> conditions.</p> <p>FDP T-1(e-f) SR 58 Improvements Between Wilhelmina Avenue and Pinal Avenue. Future applicants shall pay fair share fees toward improvements on SR 58 between Wilhelmina Avenue to Pinal Avenue shall be constructed, consistent with</p> | |



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| | <p>the <i>Santa Margarita Design Plan</i>, which calls for a three lane section (one lane in each direction with a center two-way left-turn lane or median island) between Wilhelmina Avenue and Encina Avenue. Implementation of these improvements would mitigate roadway segment impacts to Encina Avenue.</p> <p>FDP T-1(d-g) Future Development Impact Fee. As part of the future Specific Plan, A funding plan finance district shall be created to implement the improvements identified under the Future Development Program measures T-1(a) through T-1(f). The funding plan finance district may consist of an area wide fee where projects that are located within the Future Development Program Specific Plan Area would will be required to pay impact fees or require the applicant to “front” the cost of the improvements and be reimbursed as land uses are developed. Supplemental studies would be required to determine the cost of the required improvements and the appropriate impact fee.</p> <p>Because a Specific Plan is only required before an application is approved for a subdivision other than a Cluster development, future development could occur in accordance with the Future Development Program prior to preparation of a Specific Plan. Should this occur, the applicant shall fund the creation of a traffic model for the area. The traffic model shall be prepared by a qualified consultant and shall provide a nexus for determining the proportional share of mitigation for projects in the area. In concert with the traffic model, a funding mechanism shall be created to facilitate reimbursement of the cost of the required improvements and for model creation.</p> | |
| <p>FDP Impact T-2 The Future Development Program may result in inadequate site access and/or internal circulation conflicts. This would generate a Class I, <i>significant and unavoidable</i>, impact.</p> | <p>All new roadways will be required to meet County standards related to roadway cross sections. In addition, the following mitigation measures are required:</p> <p>FDP T-2(a) Site-Specific Access Analysis. As part of the Specific Plan for future development on the property (or within individual development plans as applicable), a detailed analysis of access points to Future Development Program land uses and possible impacts to area intersections shall be conducted. This analysis shall recommend mitigation, as necessary, to ensure adequate site access. At a minimum, the site-specific access analysis shall consider the following measures:</p> <ul style="list-style-type: none"> • Requiring that access to the livestock sales yard and Oakenshaw Retreat Center be provided via a new roadway connection to SR 58, rather than the U.S. 101 frontage road; • Requiring that additional access be provided to the residential and commercial areas located south and east of Santa Margarita. These access | <p>Implementation of the above mitigation measures would reduce impacts to the extent possible. However, because of the uncertainty of timing of the proposed improvements, and uncertainty regarding Caltrans approval of improvements within their jurisdiction, impacts would remain significant and unavoidable.</p> <p>Since the revised locations of future access roads, including secondary access, have not been</p> |



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| | <p>points should minimize intrusion into the existing residential neighborhoods. Potential access could be provided via new roadways extending east to SR 58 that are located south of the Santa Margarita downtown area;</p> <ul style="list-style-type: none"> Requiring that access to proposed land uses that require railroad crossings be located at existing railroad crossings, that existing railroad crossings, such as private crossings, be closed to offset rail crossing impacts, that fencing be installed along the portions of the railroad corridor adjacent to the property, and/or that railroad crossing facilities be upgraded. If new public or private crossings are proposed, the project applicant must coordinate and receive approval from Union Pacific Rail and the California Public Utilities Commission (PUC) when Future Development Program plans are developed; and Where possible, requiring that access to SR 58 and El Camino Real be consolidated with existing access points. <p>FDP T-2(b) Shoulder Widths. Adequate shoulder width or parallel paths shall be provided along all future roadways to safely accommodate bicyclists and pedestrians.</p> <p>FDP T-2(c) Driveways. Future Development Program driveways shall intersect with roadways at points that provide adequate sight distance for all movements, and all intersections shall be spaced a minimum of 150 feet apart.</p> | <p>determined, precise environmental impacts associated with future access road locations would be too speculative to address at this time. Environmental impacts associated with traffic and access road construction would be evaluated in separate environmental documentation prepared pursuant to the California Environmental Quality Act (CEQA), including as part of the Specific Plan or individual development review process, as applicable, for future development on the property.</p> |
| VISUAL RESOURCES | | |
| <p>FDP Impact VR-1 Development in accordance with the Future Development Program would unavoidably alter the existing rural visual character of the area, introduce new development along viewing corridors, and introduce new light and glare generators into the area. Potential impacts to visual resources are Class I, <i>significant and unavoidable</i>.</p> | <p>Visual impacts would be reduced to some extent through compliance with Salinas River Area Plan and San Luis Obispo County Land Use Ordinance requirements. For example, in accordance with LUO Section 22.104.040.A.1, future residential development in the Santa Margarita Ranch area would be clustered in compliance with Section 22.22.150 (Agricultural Lands Clustering) and would be required to reconfigure and/or relocate existing parcels with minimal or no visual impact on Santa Margarita and Highway 101, thereby reducing viewing corridor impacts to some extent. All future development would additionally be required to comply with exterior lighting requirements, height limits, and setback requirements of the San Luis Obispo County General Plan. Nonetheless, additional mitigation measures are required.</p> <p>The following mitigation measures would apply to all Future Development Program land uses:</p> <p>ARCS VR-1(a) Prohibition of Structural Silhouetting. Proposed lots located on on-site ridgelines shall be relocated, building heights shall be limited, and vegetative screening shall be provided such that the residential units do not silhouette against</p> | <p>With implementation of the above mitigation measures, impacts would be reduced to the extent feasible. However, due to the extent of the Future Development Program and the amount of visual conversion of the existing rural nature of the Santa Margarita Ranch, impacts would remain <i>significant and unavoidable</i>.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
|---|---|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>the sky when viewed from off-site viewpoints. If structural setbacks are implemented, structures shall be setback as follows: units on Lots 50 through 54 shall be setback to the west from the top of the bluff a sufficient vertical distance to preclude silhouetting of units on the top of on-site bluffs. This could also require the relocation of Lots 47 and 55.</p> <p>ARCS VR-1(b) Architectural and Landscape Guidelines. The applicant shall develop and implement Architectural and Landscape Guidelines that include the components listed below. The Guidelines shall include clear criteria and requirements to guide the design, layout, and landscaping of individual residential lots. All future development shall comply with the Guidelines. Enforcement of compliance with the Guidelines shall be the responsibility of the Planning and Building Department.</p> <p>Tract landscaping. Landscaping guidelines shall describe the following elements:</p> <ul style="list-style-type: none"> ▪ Landscaping shall emulate and be compatible with the surrounding natural environment; only natural fiber, biodegradable materials shall be used; ▪ Fuel management techniques shall be used, including, but not limited to, fire resistive landscaping, defensible space features, and strictly controlled vegetation within defensible space; ▪ Fire-resistant vegetation shall be used in tract landscaping. <p>Individual House Landscaping. Landscaping Plans for individual houses shall be prepared by a qualified Landscape Architect, and shall be designed to screen and blend the proposed development into the surrounding area while preserving identified viewsheds. Individual lot landscaping plans shall incorporate plants consistent with the San Luis Obispo County Approved Plant List. Only natural fiber, biodegradable materials shall be used.</p> <p>Roofing and Feature Color and Material. Development plans shall include earth-tone colors on structure roofing and other on-site features to lessen potential visual contrast between the structures and the hilly terrain that constitutes the visual backdrop of the area. Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.</p> <p>Avoidance of Visual Prominence. To avoid the visual prominence of structures located at Lots 1 through 4, 6 through 11, 14, 30, 52, 90, 92 through 95, 97 through 99, 101, 104 through 106, and 112, no structure shall exceed a height of 22 feet,</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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| | <p>except for ancillary features such as antennas or other elements determined to be compatible by Planning and Building.</p> <p>Understory and Retaining Wall Treatment. Understories and retaining walls higher than six (6) feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect.</p> <p>ARCS VR-1(c) Oak Tree Avoidance. The removal of oak trees shall be avoided where feasible. New roads shall be designed around existing trees by using modified street design, off-street parking, bulb-outs, or split lanes. Home sites should be located where oak trees are less dense on the lot. For additional oak tree impact mitigation, refer to Section 4.3, <i>Biological Resources</i>.</p> <p>ARCS VR-1(d) Bury Water Tanks. The water tanks shall be placed below grade to reduce their visual profile. The tanks shall be placed at a depth such that the tanks do not silhouette against the sky. If burying water tanks is infeasible, natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces.</p> <p>ARCS VR-1(e) Lighting. New lighting shall be oriented away from sensitive uses, and should be hooded, shielded, and located to direct light pools downward and prevent glare. The following standards shall also be implemented:</p> <ul style="list-style-type: none"> • All exterior lighting shall be designed as part of the overall architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with the building design, the lighting design and hardware of the public spaces, and the overall visual environment of the County. • Lighting shall be used for safety and security to illuminate building entrances, parking and loading areas, and pedestrian walkways. • Light fixtures with exposed light bulbs shall generally be avoided. • All light fixtures shall be shielded to confine the spread of light within the Agricultural Residential Cluster Subdivision boundaries. <p>ARCS VR-1(f) Street Light Limitations. Streetlights shall be pedestrian in scale, not to exceed a height of 10 feet, and shall be architecturally compatible with surrounding development. Streetlights, where they are included, shall be primarily for pedestrian safety (at roadway intersections only), and shall not provide widespread illumination.</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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| | <p>ARCS VR-1(g) Clear Excess Debris. Upon completion of each phase of development, the developer shall clear the project site of all excess construction debris.</p> <p>ARCS VR-1(h) Grading. Grading should preserve hillsides and natural topography to the maximum extent feasible. Grading transitions should be gentle rather than abrupt.</p> <p>ARCS VR-1(i) Accessory Structures/Infrastructure. New roads shall be blended into the landscape and follow existing topography and vegetation patterns. Cut and fill slopes shall be contoured to conform to the prevailing adjacent landforms and landscapes and drainage swales should be used rather than curbs. Utility service for new development shall be underground.</p> <p>The following additional mitigation measures are also required to further reduce aesthetic impacts:</p> <p>FDP VR-1(a) Residential Siting and Design Standards. Residential site locations shall be chosen to minimize aesthetic impacts. Considerations shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Home sites shall be clustered in accordance with San Luis Obispo County LUO Section 22.104.040.A.1 and Section 22.22.150 (Agricultural Lands Clustering). • No building envelopes shall be located where they would create a skyline silhouette. • Lots shall be screened from roads to minimize impacts to visual corridors. <p>Residential design shall blend new residences and associated improvements into the natural landscapes. This may include, but not be limited to, the following architectural considerations:</p> <ul style="list-style-type: none"> • All buildings and associated improvements conform to existing topography. • For lots located on slopes, stepped foundations shall be used. • The height and scale of new development shall be compatible with that of surrounding development and/or surrounding natural environment. Residences located beneath the tree canopy shall not penetrate the canopy. Residences located in open space must visually relate to some other larger vertical element in the landscape, such as mature oak trees. | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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| | <ul style="list-style-type: none"> • Building materials shall blend with the surrounding environment in terms of color, texture, non-reflectivity and scale. • Residences shall be designed to maximize the use of energy efficient climate control systems such as passive solar gain for heating and natural ventilation for cooling. • Extensive paved areas for long-term external storage of vehicles shall not be permitted. • Landscaping material standards shall be implemented to promote the use of native vegetation. Landscaping shall blend into the natural environment and screen the residence from view where feasible. • Walls and fences shall be designed in a style, materials and color to complement the buildings to which they are attached. • Attached multi-family development shall incorporate the following elements: <ul style="list-style-type: none"> ▪ Units that resemble large single family dwellings ▪ Varied front setbacks within the same structure ▪ Staggered unit plans ▪ Use of reverse building plans to add variety ▪ Maximum of two adjacent units with identical exterior wall and roof lines ▪ A variety of orientations to avoid monotony ▪ The units shall be clustered on the site. • The design of residential buildings shall include articulation to give them richness and scale. Long uninterrupted exterior walls shall be avoided. For dwellings with sloped roofs, both vertical and horizontal articulation is encouraged. <p>FDP VR-1(b) Commercial Siting and Design Standards. Potential commercial development under the Future Development Program includes a restaurant, café, hotel, bed & breakfast, golf clubhouse and pro shop, and gift shops. Specific site locations for these developments shall be chosen to minimize aesthetic impacts. Considerations shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Buildings shall be designed and placed at locations that will reduce their visibility from Highway 101, El Camino Real, State Route 58, West Pozo Road, and the community of Santa Margarita. • No building envelopes shall be located where they would create a skyline silhouette. • No development on slopes of 30 percent or greater. | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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|---|---|-------------------------|
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| | <p>Commercial design shall blend new structures and associated improvements into the natural landscapes. This may include, but not be limited to, the following architectural considerations:</p> <ul style="list-style-type: none"> • Structures shall be visually broken up by creating horizontal emphasis through the use of trim or other elements, adding awnings, eaves or other ornamentation, by using a combination of complimentary colors, and through the use of landscaping. • All areas to be utilized for storage, refuse, or loading shall be screened from view of access streets, roadways, or adjacent residences with berms, landscaping, low garden walls, fencing, or a combination of these features. • Parking lot areas shall be landscaped using an orchard design with a minimum of one tree per three spaces planted at the rear of the parking space. In order to provide visual relief, glare reduction, and shade, large-canopy trees are recommended, with the requirement that a minimum of 50% of the trees used are of a species found in the project vicinity (i.e. <i>Quercus agrifolia</i>, <i>Quercus lobata</i>, and <i>Platanus racemosa</i>) to create a transition with the native vegetation along throughout the Santa Margarita Ranch. • Buildings shall be designed to fit in with the landscape by utilizing alternative foundation systems such as split level, post and beam, etc., and use exterior materials and colors that blend with the surroundings. <p>FDP VR-1(c) Golf Course Siting and Design Standards. Future applicants shall be encouraged to design the golf course according to the philosophy of 'Natural Course Design.' Considerations shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • The course shall be planned around natural features, including topography, trees, vegetation, and streams. The existing contour of the land shall suggest the placement of holes and flow of the course. • Turf shall be limited to approximately 25% of the course in order to retain natural aesthetic of the area as well as to conserve water resources. • Siting and design considerations for the club house, pro shop, and/or other appurtenant facilities shall be similar to the Commercial Siting and Design Standards noted in mitigation measure AES(FDP)-1(b). <p>FDP VR-1(d) Hillsides. Protect hillsides as a visual amenity by implementing design standards and grading requirements that call for:</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE | | |
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| | <ul style="list-style-type: none"> • Decreasing density as slope increases; • Limiting the amount of grading; • Providing substantial amounts of landscaping; • Incorporating architectural treatment that enhances the form of the hillside rather than conflicting with it; • Limiting the number of building sites that may be placed on prominent ridgelines; • Ensuring sensitive design of development on steep slopes, and on the crest of major ridgelines. Considerations for development on steep slopes shall include the following: <ul style="list-style-type: none"> ▪ Avoid slope stability hazards by restricting development from slopes of 30 percent or greater. ▪ Site-specific visual assessments (with and without the project) to thoroughly evaluate the visual effects of development proposals on slopes of 30 percent or greater. ▪ For new development located on ridges and hills consider providing a substantial building setback from the edge of the downhill slope and/or screening landscaping, where the slope exceeds 15 percent. | |
| WATER AND WASTEWATER | | |
| <p>FDP Impact W-1 The Future Development Program would increase the use of water from area aquifer units, including the Paso Robles and Santa Margarita Formations, by 926 acre-feet per year (afy). This net consumptive use may contribute to overdraft of the aquifer system. Groundwater use associated with the Future Development Program is a Class I, <i>significant and unavoidable</i>, impact.</p> | <p>The following mitigation measures would apply to all Future Development Program land uses:</p> <p>ARCS W-1(a) Groundwater and Surface Water Monitoring Programs. A comprehensive groundwater monitoring program shall be established by the applicant in consultation with the County Public Works Department, Planning and Building Department, and the Regional Water Quality Control Board (RWQCB) to collect annual well production data, semiannual groundwater level data from all available wells, and biannual semi-annual (dry and wet weather) water quality testing of key constituents of potential concern (i.e., nitrate). The applicant shall provide additional facilities as necessary to monitor the anticipated impacts on groundwater resources for each phase of Agricultural Residential Cluster development. Up gradient and down gradient monitoring locations shall be established.</p> <p>A comprehensive stream flow monitoring program shall also be established and funded by the applicant in consultation with the County Public Works Department, Planning and Building Department, and RWQCB. The monitoring program shall include new monitoring stations on Trout Creek and Rinconada Creek.</p> <p>Monitoring data shall be provided by the applicant annually to County Public Works,</p> | <p>Implementation of the required measures would reduce the overall water system demand. However, additional water supply would still be required. Additional water may be available for the Future Development Program land uses through the State Water Project and/or the Nacimiento Water Project, as outlined in ARCS W-1(c). However, due to uncertainty regarding timing and availability of these sources, additional water supply cannot be assured at this time. Impacts would remain significant and unavoidable. Refer to the Residual Impacts discussion under Agricultural Residential Cluster Subdivision W-1, which</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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| | <p>Planning and Building, and RWQCB. Remedial action shall be developed based on the significance of the adverse conditions documented by the groundwater and surface water monitoring programs and subsequently implemented. Remedial action may include water rationing, including the prohibition of later phases of development until adequate water supply is demonstrated, and/or the importation of additional water supply [refer to Agricultural Residential Cluster Subdivision measure W-1(c) (Imported Water Supply)].</p> <p>ARCS W-1(b) Water Conservation Measures. The applicant shall implement water conservation measures, including, but not limited to:</p> <ul style="list-style-type: none"> • Using available and proven technologies and equipment that provide adequate performance with a substantial water savings. This may include the installation of high efficiency washing machines and ultra-low flush toilets during construction and/or the use of micro sprinklers or drip tape for domestic and agricultural irrigation, installation of hot water pipe circulating systems or “point-of-use” water heaters. Installation of these water conservation measures shall be included in CC&Rs for residential lots and monitored by a homeowners association or similar entity; • Implementing tiered commodity rates for water sales that increase with higher water usage to financially encourage each resident to conserve water; • Establishing low water use landscaping on all common landscaped areas greater than 0.1 acres, including low water use irrigation methods such as drip irrigation; and • Limiting total residential irrigated landscape areas to 1,500 square feet and limiting turf (lawn) areas to no more than 25 20% of residential irrigated landscape areas (or 300 square feet at maximum); and • Providing and updating an educational brochure regarding water conservation. <p>ARCS W-1(c) Imported Water Supply. The applicant shall acquire imported water supply to serve the Agricultural Residential Cluster Subdivision. Potential sources include State Water and/or the Nacimiento Water Project.</p> <p>Water supply would need to be acquired prior to issuance of grading permits for individual Future Development Program land use components, and would be coordinated through the required Specific Plan. The Specific Plan will also be required to include a comprehensive water supply analysis pursuant to California Senate Bill (SB) 610 [Water Code §10910(g)(3), Water Supply Assessments] and California Senate Bill (SB) 221 [Government Code §66473.7(b)(2), Written</p> | <p>also applies to the Future Development Program.</p> |



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| | <p>Verifications of Water Supply]. The following additional mitigation measure is required.</p> <p>FDP W-1(a) Reclaimed Water. Reclaimed water from the envisioned Future Development Program municipally operated sanitary sewer and treatment plant shall, to the extent feasible, be collected and applied for irrigation or turf/landscape areas, including the envisioned golf course [refer to Future Development Program measure W-2(b) (Wastewater Master Plan) for specifics concerning implementation of the wastewater treatment facility]. A qualified professional shall prepare a reclaimed water use plan that outlines the preferred locations of landscaping for such irrigation, with an evaluation of the expense and maintenance hours required for operating and monitoring the irrigation facilities, subject to County approval. The plan shall also evaluate the feasibility of recharging groundwater with treated effluent, including the identification of recharge sites, and analysis of the assimilative capacity of the groundwater for constituents of concern. Water Reclamation Requirements will be required for all recycled water uses.</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| AIR QUALITY | | |
| <p>FDP Impact AQ-1 The Future Development Program involves development of equestrian facilities, a livestock sales yard, nine wineries, and private septic systems. All of these uses have the potential to generate odor nuisance effects. These impacts are Class II, <i>significant but mitigable</i>.</p> | <p>The following mitigation is required:</p> <p>FDP AQ-1(a) Odor Abatement Plan. Future applicants for wineries shall develop and implement an Odor Abatement Plan (OAP). The OAP shall include the following:</p> <ul style="list-style-type: none"> • Name and telephone number of contact person(s) responsible for logging and responding to winery odor complaints; • Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint; • Description of potential odor sources (i.e. fermentation and aging processes and the resultant ethanol emissions); • Description of potential methods for reducing odors, including minimizing potential add-on air pollution control equipment; and • Contingency measures to curtail emissions in the event of a continuous public nuisance. | <p>With implementation of the above measure, the Future Development Program would have less than significant odor nuisance impacts.</p> |
| <p>FDP Impact AQ-3 Buildout of envisioned Future Development Program land uses would result in construction-related emissions. These emissions may result in short-term adverse impacts to local air quality. However, such emissions would be temporary and would be mitigated on a specific development basis. Construction air quality impacts are therefore considered Class II, <i>significant but mitigable</i>.</p> | <p>The following mitigation measures would apply to all Future Development Program land uses:</p> <p>ARCS AQ-2(a) Construction Equipment Controls. Upon application for grading permits, the applicant shall submit grading plans, the proposed rate of material movement and a construction equipment schedule demonstrating the rate of material movement to the APCD. If the rate of grading will be more than 53,500 cubic yards (cy) in a quarter or 2,000 cy in a day, then In addition, the applicant shall implement the following measures to mitigate equipment emissions:</p> <ul style="list-style-type: none"> • All construction equipment and portable engines shall be properly maintained and tuned according to manufacturer's specifications; • All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB-certified motor vehicle diesel fuel; • The applicant shall maximize to the extent feasible, the use of diesel construction equipment meeting the California Air Resources Board's 1996 (or newer) certification standard for off-road heavy-duty diesel engines. • All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit; | <p>With implementation of the above mitigation measures, construction air quality impacts would be reduced to a less than significant level.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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|--|---|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <ul style="list-style-type: none"> • The applicant shall electrify equipment where feasible; • The applicant shall substitute gasoline-powered for diesel-powered equipment where feasible; • The applicant shall use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, where feasible; and • The applicant shall apply Best Available Control Technology (CBACT) as determined by the APCD. <p>ARCS AQ-2(b) Dust Control. The following measures shall be implemented to reduce PM₁₀ emissions during Agricultural Residential Cluster Subdivision construction:</p> <ul style="list-style-type: none"> • Reduce the amount of the disturbed area where possible; • Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water shall be applied as soon as possible whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible; • All dirt-stock-pile areas shall be sprayed daily as needed; • Permanent dust control measures shall be identified in the approved project revegetation and landscape plans and implemented as soon as possible following completion of any soil disturbing activities; • Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established; • All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; • All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; • Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; • All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114; • Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and • Sweep streets at the end of each day if visible soil material is carried onto | |



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| | <p>adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.</p> <p>The above measures shall be shown on development plans.</p> <p>ARCS AQ-2(c) Cover Stockpiled Soils. If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin.</p> <p>ARCS AQ-2(d) Dust Control Monitor. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.</p> <p>ARCS AQ-2(e) Active Grading Areas. Prior to commencement of tract improvements, a Construction Management Plan shall be submitted for county approval that shows how the project will not exceed continuous working of more than four acres at any given time (according to the APCD, any project with a grading area greater than 4 acres of continuously worked area will exceed the 2.5 ton PM₁₀ quarterly threshold). The Dust Control Monitor shall verify in the field during tract improvements that the Construction Management Plan is being followed.</p> <p>ARCS AQ-2(f) Naturally Occurring Asbestos. Prior to grading on the Agricultural Residential Cluster Subdivision site, the applicant shall ensure that a geologic evaluation is conducted to determine if naturally occurring asbestos is present within the areas that will be disturbed. At a minimum, the geologic evaluation must include:</p> <ol style="list-style-type: none"> 1. A general description of the property and the proposed use; 2. A detailed site characterization which may include: <ol style="list-style-type: none"> a. A physical site inspection; b. Offsite geologic evaluation of adjacent property; c. Evaluation of existing geological maps and studies of the site and surrounding area; d. Development of geologic maps of the site and vicinity; e. Identification and description of geologic units, rock and soil types, and features that could be related to the presence of ultramafic rocks, serpentine, or asbestos mineralization; and f. A subsurface investigation to evaluate the nature and extent of geologic | |



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|--|--|-------------------------|
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| | <p>materials in the subsurface where vertical excavation is planned; methods of subsurface investigation may include, but are not limited to borings, test pits, trenching, and geophysical surveys;</p> <ol style="list-style-type: none"> 3. A classification of rock types found must conform to the nomenclature based on the International Union of Geological Science system; 4. A description of the sampling procedures used; 5. A description of the analytical procedures used, which may include mineralogical analyses, petrographic analyses, chemical analyses, or analyses for asbestos content; 6. An archive of collected rock samples for third party examination; and 7. A geologic evaluation report documenting observations, methods, data, and findings; the format and content of the report should follow the Guidelines for Engineering Geologic Reports issued by the State Board of Registration for Geologists and Geophysicists. <p>If naturally occurring asbestos is not present, an exemption request must be filed with the APCD. If naturally occurring asbestos is found, the applicant must comply with all requirements outlined in the State ARB's Asbestos Air Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by APCD before construction begins, and 2) an Asbestos Health and Safety Program.</p> <p>The Asbestos Dust Mitigation Plan must specify dust mitigation practices which are sufficient to ensure that no equipment or operation emits dust that is visible crossing the property line, and must include one or more provisions addressing: track-out prevention and control measures; adequately watering or covering with tarps active storage piles; and controlling for disturbed surface areas and storage piles that will remain inactive for more than seven (7) days.</p> <p>An Asbestos Health and Safety Program would be required if substantial grading were to occur in serpentine or ultramafic rock deposits with high such concentrations of asbestos present that there is potential to exceed the Cal OSHA asbestos permissible exposure limit (PEL: 0.1 fiber/cc). If required, the Asbestos Health and Safety Program shall be designed by a certified asbestos consultant to ensure the personal protection of workers. The Asbestos Health and Safety Program will include, but will not be limited to, an air monitoring plan approved by the APCD to include: air monitoring in the worker breathing zone, the use of respirators, and/or decontamination.</p> | |



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| Impact | Mitigation Measures | Residual Impacts |
| BIOLOGICAL RESOURCES | | |
| <p>FDP Impact B-1 Implementation of Future Development Program land uses would result in the conversion of California Annual Grassland habitat to urban uses. This is a Class II, <i>significant but mitigable</i>, impact.</p> | <p>The following mitigation measures would apply to all Future Development Program land uses:</p> <p>ARCS B-2(a) Valley Needlegrass Native Perennial Grassland Management and Enhancement Restoration Plan (see mitigation for FDP Impact B-2)</p> <p>ARCS B-8(a) FESA Consultation California Red-legged Frog Avoidance, Minimization, and Mitigation Measures. The applicant shall coordinate with the USFWS/NOAA and ACOE and shall undertake consultation pursuant to Section 7 (federal nexus) and/or Section 10 (no federal nexus) of the Federal Endangered Species Act (FESA), as applicable. Please see Agricultural Residential Cluster Subdivision measure B-7(a) for NOAA consultation requirements regarding the SS. This consultation may necessitate the issuance of a USFWS Biological Opinion and/or the preparation of a Habitat Conservation Plan for CRLF and their habitat. The applicant shall provide a copy of any Incidental Take authorization to the County and implement measures required by the USFWS that minimize the Agricultural Residential Cluster Subdivision project's adverse effects on CRLF. Subject to concurrence by and coordination with the USFWS, required measures may shall include the following:</p> <ul style="list-style-type: none"> • At least 45 days prior to the onset of activities, the applicant shall submit the name(s) and credentials of biologists who would conduct activities specified in the following measures. No project activities shall begin until proponents have received written approval from the USFWS that the biologist(s) is qualified to conduct the work. • A USFWS-approved biologist shall survey the work site and suitable habitat within 330 feet of work sites two weeks before the onset of activities. If CRLF, tadpoles, or eggs are found, the approved biologist shall contact USFWS to determine if moving any of these life stages is appropriate or proceed according to the Biological Opinion for this species relocations shall be conducted only if authorized by the USFWS. In making this determination, USFWS shall consider if an appropriate relocation site exists. If USFWS approves moving animals, the approved biologist shall be allowed sufficient time to move CRLF from the work site before work activities begin. Only USFWS-approved biologists shall participate in activities associated with the capture, handling, and monitoring of CRLF. All conditions of the Biological Opinion specified by the USFWS | <p>Implementation of the mitigation measures listed above would reduce impacts to California Annual Grassland habitat and special-status species that may use these habitats to a less than significant level.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>exemption or authorization shall be implemented regarding relocation of this species.</p> <ul style="list-style-type: none"> • If CRLF are found during the preconstruction surveys within 330 feet of any work area, and for any areas already known to be occupied by CRLF, work within 330 foot of these habitats must be limited to the period between April 30 to July 30 or the work area must be surrounded by exclusionary fencing to reduce impacts to frogs that are in upland areas during the rainy season or juvenile dispersal. The exclusionary fencing shall be at least three feet high and keyed into the ground, made of solid mesh (such as silt fence; orange construction fence is not suitable) and shall be maintained throughout the construction period. This fencing can also function for erosion and sedimentation control. An approved biologist must survey the project limits for CRLF each morning prior to the start of work. Any CRLF found within the work area shall be relocated, if authorized by the USFWS. If relocations are not authorized by the USFWS, the fence shall be modified to allow the frog to pass through to suitable habitat, and work shall not commence until it has left. • Before any construction activities begin on the Agricultural Residential Cluster Subdivision, a USFWS-approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the CRLF and its habitat, the importance of the CRLF and its habitat, the general measures that are being implemented to conserve the CRLF as they relate to the project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions. • A USFWS-approved biologist shall be present at the work site until such time as all removal of California red-legged frogs, instruction of workers, and habitat disturbance have been completed. After this time, the contractor or permittee shall designate a person to monitor the on-site compliance with all minimization measures. The USFWS approved biologist shall ensure that this individual receives training outlined above and in the identification of CRLF. The monitor and the USFWS-approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by USFWS during review of the proposed action. If work is | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>stopped, USFWS, and the ACOE as applicable, shall be notified immediately by the USFWS-approved biologist or on-site biological monitor.</p> <ul style="list-style-type: none"> • During project activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas. • All fueling and maintenance of vehicles and other equipment and staging areas shall occur at least 100 feet from any riparian habitat or water body. The permittee, and ACOE as applicable, shall ensure contamination of habitat does not occur during such operations. Prior to the onset of work, the permittee shall prepare and comply with a plan to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur. • A USFWS-approved biologist shall ensure that the spread or introduction of invasive non-native plant and animal species, especially bullfrogs shall be avoided to the maximum extent possible. Invasive exotic plants and animals in the development shall be removed and destroyed. • Agricultural Residential Cluster Subdivision riparian and wetland areas shall be revegetated with an appropriate assemblage of native riparian wetland and upland vegetation suitable for the area. A species list and restoration and monitoring plan shall be included with the project proposal for review and approval by USFWS, and the ACOE as applicable. Such a plan must include, but not be limited to: location of the restoration, species to be used, restoration techniques, time of year the work will be done, identifiable success criteria for completion, and remedial actions if the success criteria are not achieved. • Stream contours shall be returned to their original condition at the end of project activities, unless consultation with USFWS has determined that it is not beneficial to the species or feasible. • The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary for development. Routes and boundaries shall be clearly demarcated, and | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>these areas shall be outside of riparian and wetland areas. Where impacts occur in these staging areas and access routes, restoration shall occur as identified in the above measures.</p> <ul style="list-style-type: none"> • To minimize the potential for direct impacts to dispersing individuals, work activities shall be completed in the dry season, between April 1 and November 1. • Establishment of permanent disturbance buffers, including landscaping prohibitions, A 200 foot permanent buffer (from the edge of the high water line for ponds, or from the top of bank on either side of creeks) shall be established and maintained in perpetuity around water bodies with confirmed occurrences of CRLF. This includes the lengths of Trout, Tostada, and Yerba Buena Creeks; an upstream pool in Taco Creek; and any stock ponds that may contain CRLF. In the short term, this buffer will ensure construction activities do not increase the erosion potential in the area or facilitate construction related sediment from entering the creeks. The buffer shall be demarcated with highly visible construction fencing for the benefit of contractors and equipment operators. In the long term, this buffer will minimize impacts to riparian and emergent wetland habitats that are critical for upland habitat use by CRLF, and reduce the amount of sediment and pollutant runoff that would enter these waterways. Roadways, grading, landscaping, structures and other types of disturbance shall be prohibited within these buffer areas. Road crossings of these streams are allowable (if permitted by the appropriate agencies) following the measures listed above. Permanent buffer areas shall be demarcated with a type of fencing that would prohibit vehicular and livestock access, discourage use by humans, but allow access by wildlife. An example of fencing that could meet these requirements is welded pipe fence such as the type that exists at the entrance of the Agricultural Residential Cluster Subdivision. • Areas of temporary disturbance resulting from the construction or improvements to road crossings shall be restored using native vegetation at a minimum of 2:1 (area restored to area temporarily impacted). However, agency permitting for impacts to riparian and/or wetland resources may require a higher ratio. Additional details | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>required for the riparian restoration plan are contained within measure B-4(a).</p> <ul style="list-style-type: none"> Restrictions on the use of pesticides near water bodies with confirmed occurrences of CRLF. Inadvertent Take procedures, including USFWS notification requirements. <p>ARCS B-9(c) Pre-Construction Bird Survey. To avoid impacts to nesting special-status bird species, namely the state Fully Protected white-tailed kite and golden eagle, the federally-threatened and Fully Protected bald eagle, other special-status bird species listed in Table 4.3-4, and all birds protected under the Migratory Bird Treaty Act, the initial ground-disturbing activities and tree removal shall be limited to the time period between September 1 and February 15. If initial site disturbance, grading, and tree removal cannot be conducted during this time period, a pre-construction survey for active nests within the limits of grading shall be conducted by a qualified biologist at the site two weeks prior to any construction activities. The Protocol for Evaluating Bald Eagle Habitat and Populations in California Bald Eagle (Jackson and Jennings, 2004) may be required by the USFWS, CDFG, and/or the County if bald eagle activity in the Santa Margarita area is observed in the winter prior to grading or other construction activities. All potential nest locations shall be searched by the biologist including, but not limited to grassland, chaparral, central coastal scrub, and oak woodlands. If active nests are located, all construction work must be conducted outside a buffer zone from the nests to be determined by a qualified biologist. No direct disturbance to nests shall occur until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to the start of construction in the buffer zone. Surveys following the Protocol for Evaluating Bald Eagle Habitat and Populations in California Bald Eagle (Jackson and Jennings, 2004) may be are also required.</p> <p>ARCS B-9(d) American Badger Avoidance. The mitigation measures below are recommended to determine whether badgers are present in the area prior to development and to prevent American badgers from becoming trapped in burrows during construction activities.</p> <ul style="list-style-type: none"> A pre-construction survey for active American badger dens shall be conducted within one month of initial ground disturbance activities by a County qualified biologist. To avoid the potential direct take of adults and | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>nursing young, no grading shall occur within 50 feet of an active badger den as determined by a County-approved biologist between March 1 and June 30.</p> <p>Construction activities during July 1 through March 1 shall comply with the following measures to avoid direct take of adult and weaned juvenile badgers:</p> <ul style="list-style-type: none"> • A County-approved biologist shall conduct a biological survey of the entire development area prior to the start of ground clearing or grading activity. The survey shall cover the entire area proposed for development. Surveys shall focus on both old and new den sites. If dens are too long to see the end, a fiber optic scope (or other acceptable method such as den characteristics) shall be used to assess the presence of badgers. If no fiber optic scope is available, occupation of the potential dens by badgers can be ascertained by dusting the den openings with a fine layer of dust for three successive nights and looking for footprints or other evidence of occupation. Inactive dens shall be excavated by hand with a shovel to prevent badgers from re-using them during construction. • If American badger dens are found, the qualified biologist shall establish and clearly mark an appropriate buffer zone to protect the den. No grading or construction activities shall occur within the buffer zone until the biologist can safely close the badger den and has removed the buffer zone markings. <p>Future Development Program measures B-5(a) (Seasonally-Timed Rare Plant Surveys), and B-6(a) (VPFS Presence/Absence Determination) and B-9(a) (Western Spadefoot Toad Avoidance, Capture and Relocation) would reduce impacts. No additional mitigation is required.</p> | |
| <p>FDP Impact B-3 Implementation of the Future Development Program would result in the conversion of the Native Perennial Grasslands, including Valley Needlegrass Grassland, which is a CDFG Plant Community of Special Concern Sensitive Natural</p> | <p>The following measure would apply to all Future Development Program land uses:</p> <p>ARCS B-2(a) Valley Needlegrass Native Perennial Grassland Restoration Plan. The applicant shall contract with a qualified biologist to develop a Valley Needlegrass Native Perennial Native Perennial Grassland Restoration Plan. The Plan would consist of restoring enhancing the remaining valley needlegrass Native Perennial grassland habitat found on-site and/or enhancing (restoring) valley needlegrass grassland within the California annual grassland habitat or creating Native Perennial Grassland habitat within areas presently vegetated by California annual grassland. Specifically,</p> | <p>The implementation of the above mitigation measure would reduce impacts to valley needlegrass Native Perennial grassland habitat to a less than significant level.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| <p>Community. This would be a Class II, <i>significant but mitigable</i>, impact.</p> | <p>the area of restoration should include at least 48.0 69 acres (2:1 ratio) with at least 50 10% cover by purple needlegrass, deergrass, or California oatgrass, and should include open areas within blue oak woodland and coast live oak woodland. In addition, native forbs shall be established in the restoration areas representing the species composition and relative cover that is present in the areas to be lost. Other areas consisting of California Annual G grassland such as between Lots 88 and 108 are also suitable for enhancement with purple needlegrass. In such areas, grassland management strategies such as seasonal mowing or grazing shall be employed, which will allow for a higher likelihood that perennial grasses could compete with the annual grasses found within these areas. The following measures shall be implemented.</p> <ol style="list-style-type: none"> 1. A county-approved botanist/biologist shall develop a Plan that provides specific measures to enhance and maintain the remaining on-site occurrences of the valley needlegrass grassland habitat type Native Perennial Grassland. This Plan shall be focused on adaptive management principles, and shall identify detailed enhancement areas and strategies based on the parameters outlined below, with timing and monitoring long-term requirements. The Plan shall: <ol style="list-style-type: none"> a. Provide an up-to-date inventory of on-site occurrences of valley needlegrass Native Perennial Grassland habitat; b. Define attainable and measurable goals and objectives to achieve through implementation of the Plan; c. Provide site selection and justification; d. Detail restoration work plan including methodologies, restoration schedule, plant materials (seed), and implementation strategies. e. Provide a detailed maintenance plan to include seasonally timed low-intensity grazing and/or mowing to provide a sufficient disturbance regime to keep non-native plant species from further reducing the extent of this habitat type on the property over time. This approach would also have the residual benefit of providing wildland fire protection. Enhancement and maintenance options shall employ recent techniques and effective strategies for increasing the overall area of valley needlegrass Native Perennial Grassland on-site and shall include but not be limited to reseeding disturbed areas with an appropriate native plant palette; f. Define performance standards. Within the agriculture residential cluster | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| | <p>subdivision project area, the restored area should include at least 48.0 69 acres (2:1 ratio) with at least 50 10% cover by purple needlegrass native perennial grasses; and,</p> <p>g. Provide a monitoring plan to include methods and analysis of results. Also, include goal success or failure and an adaptive management plan and suggestions for failed restoration efforts.</p> | |
| <p>FDP Impact B-4 Implementation of the Future Development Program would impact wetland and waters of the U.S. regulated by the U.S. Army Corps of Engineers (ACOE) and Regional Water Quality Control Board (RWQCB) and riparian areas regulated by the California Department of Fish and Game (CDFG). This is a Class II, <i>significant but mitigable</i> impact.</p> | <p>The following mitigation measure would apply to all Future Development Program land uses:</p> <p>ARCS B-4(a) Wetland and Riparian Protection. Implementation of the following measures are is required to mitigate the loss of riparian/wetland habitat:</p> <ol style="list-style-type: none"> 1. Building envelopes shall be located so that all riparian and wetland habitat is buffered from development (including grading) by a minimum 200 400-foot setback from Trout, Yerba Buena and Creek and a minimum 50-foot setback from Tostada Creeks, or any other habitats found to support CRLF or Steelhead. Other wetlands, and waters of the U.S. or state shall have a minimum setback of 100 feet. If seasonal pools contain VPFS, a minimum 300 foot setback shall be required. Setback requirements may be increased by the Corps, RWQCB, CDFG, NMFS and/or USFWS. the USFWS may determine that a larger setback is needed to protect the pool habitat and avoid take of VPFS. The applicant shall comply with such USFWS recommendations. 2. The wetland and riparian habitat area buffer zones for preserved wetland and riparian areas shall be shown on all grading plans and shall be demarcated with highly visible construction fencing to ensure that these areas are not impacted during construction-related activities. 3. Erosion control measures including, but not limited to straw wattles, silt fences, and fiber mats shall be implemented at the limits of grading to reduce sediments from entering the wetland and riparian habitat area buffer zones. 4. Outlet structures shall minimize disturbance to the natural drainage and avoid use of hard bank structures. Where erosion of outlet structures is a concern and bank stabilization must be utilized, bioengineering techniques (e.g., fiber mats and rolls, willow wattling, and natural anchors) shall be used for bank retaining walls. If concrete must be used, then prefabricated crib wall construction shall be used rather than pouring concrete. Rock grouting shall only be used if no other feasible alternative is available as determined by Planning and Building. | <p>Implementation of required mitigation measures would reduce impacts to a less than significant level. In addition, obtaining all the required ACOE, CDFG, and RWQCB permits for impacts within jurisdictional areas and implementation of the required fuel modification zone restrictions would result in a net-loss of functions and values to riparian/wetland habitats on-site.</p> |



**Table ES-4. Summary of Future Development Program
 Environmental Impacts, Mitigation Measures, and Residual Impacts**

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| | <p>5. Disturbance to drainage bottoms due to the installation of any drain or outlet structures shall be minimized to the greatest extent possible and shall be permitted by all appropriate regulatory agencies as described in 8 below.</p> <p>6. A grease trap and/or silt basin shall be installed in all drop inlets closest to the creek to prevent oil, silt and other debris from entering the creek. Such traps/basins shall be maintained and cleaned out every spring and fall to prevent overflow situations and potential mosquito habitats from forming;</p> <p>If impacts to wetland and/or riparian habitat are not fully avoided, the following shall be implemented to mitigate impacts.</p> <p>7. Future applicants shall obtain a permit from the ACOE pursuant to Section 404 of the Clean Water Act, a water quality certification from the RWQCB pursuant to Section 401 of the Clean Water Act, and a Streambed Alteration Agreement from the CDFG pursuant to Section 1600 et seq. of the California Fish and Game Code for any grading or fill activity within drainages and wetlands.</p> <p>For development of Roads C, D, and H, which are proposed to cross Tostada Creek, the applicant shall consult with the ACOE and CDFG in designing creek crossings. Where appropriate, and if there is concurrence with ACOE and CDFG, pre-engineered bridge structures are recommended to minimize disturbance within the western portion of Tostada Creek.</p> <p>It is recommended that future applicants contact these agencies prior to final plan submittal in order to incorporate any additional requirements into the project design. As part of the permitting process, applicants will be required to provide a compensatory habitat mitigation and monitoring program for impacts to jurisdictional areas. The plan shall be written and implemented by a qualified biologist, and shall at a minimum include the following components:</p> <p>a. Mitigation plantings for the loss of existing wetland and riparian habitat shall be located in drainages that are to be modified or preserved to the fullest extent feasible. The mitigation program must provide a minimum 2:1 ratio of habitat values and functions to that impacted. However, agency permitting may require a higher ratio.</p> <p>b. As part of the plan, future applicants shall include a mitigation-phasing section to ensure that all restoration plantings are in place with sufficient irrigation prior to final inspection.</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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| | <ul style="list-style-type: none"> c. Restoration/revegetation activities shall use native riparian and wetland species from locally collected stock. d. Removal of native species in creeks/drainages shall be prohibited; however, select willow cuttings and emergent plant division are permissible. e. Prior to commencement of grading, future applicants shall file a performance security with the County to complete restoration and maintain plantings for a five (5) year period. f. Outlet structures shall minimize disturbance to the natural drainage and avoid use of hard bank structures. Where erosion of outlet structures is a concern and bank stabilization must be utilized, bioengineering techniques (e.g., fiber mats and rolls, willow wattling, and natural anchors) shall be used for bank retaining walls. If concrete must be used, then prefabricated crib wall construction shall be used rather than pouring concrete. Rock grouting shall only be used if no other feasible alternative is available as determined by Planning and Building. g. The drainage bottoms shall not be disturbed or altered by installation of any drain or outlet structure. h. A grease trap and/or silt basin shall be installed in all drop inlets closest to creeks to prevent oil, silt and other debris from entering the creek. Such traps/basins shall be maintained and cleaned out every spring and fall to prevent overflow situations and potential mosquito habitats from forming; and i. Construction envelopes shall be restricted to avoid impacts to native vegetation and sensitive habitats. Envelope boundaries shall be staked in the field. Construction envelopes shall be shown on all grading and building plans. <p>Because these habitat types support special status animal species, impacts to this habitat type would require the following mitigation:</p> <p>ARCS B-6(a) VPFS Presence/Absence Determination. Prior to issuance of Grading Permits, a USFWS protocol dry wet season survey shall be conducted prior to 2010/2011 by a qualified and federally permitted biologist to complete protocol survey efforts requirements to conclusively determine the presence or absence of VPFS within the Agricultural Residential Cluster Subdivision site. The dry wet season survey shall include the collection of soil from surveys of SP 1, 2, 3, 4, 5, 6, and 7 and a cyst analysis as per the USFWS (1996) guidelines. A 90-Day report consistent with current federal reporting guidelines shall be prepared to document the methods and results of surveys. Should the presence of VPFS or additional special-status wildlife species be determined,</p> | |



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| | <p>a map identifying locations in which these species were found shall be prepared and included in the report.</p> <p>If the surveys produce a negative finding for the presence of VPFS, then no further mitigation would be required. If VPFS are identified within seasonal pools SP 1, 2, 3, 4, 5, 6, or 7, then ARCS Agricultural Residential Cluster Subdivision measure B-6(b) would be required.</p> <p>ARCS B-6(b) FESA Consultation and Mitigation Regarding for VPFS. This measure shall only apply if VPFS are identified during USFWS protocol surveys.</p> <p>Future applicants shall coordinate with the USFWS and ACOE and shall undertake consultation pursuant to Section 7 (federal nexus) and/or Section 10 (no federal nexus) of the Federal Endangered Species Act (FESA), as applicable. This consultation may necessitate the issuance of a USFWS Biological Opinion and/or the preparation of a Habitat Conservation Plan for VPFS and their habitat. The applicant shall implement measures that minimize the Agricultural Residential Cluster Subdivision adverse effects on VPFS. Subject to concurrence by and coordination with USFWS, required measures may include the following:</p> <ul style="list-style-type: none"> • Avoidance of occupied habitats and a three hundred-foot setback from occupied habitats; and • Where avoidance is not possible, compensatory mitigation for impacts to occupied habitats at a 3:1 ratio, and impacts to potentially suitable habitats in which VPFS were not found at a 2:1 ratio. <p>Suitable setbacks shall be developed in conjunction with the USFWS to avoid take of a federally listed species. If complete avoidance is not economically or technically feasible, then an incidental take permit for the VPFS through either Section 7 or Section 10 of the FESA will be required to reduce impacts to this species to a less than significant level.</p> <p>The compensatory mitigation ratio shall be determined by the USFWS. Suitable replacement habitat will be identified by a VPFS mitigation plan. A USFWS permitted biologist familiar with VPFS habitat “creation” techniques shall review VPFS mitigation areas. Enhancement of vernal pool/wetland habitat that is undisturbed by Future Development Program construction may also be a part of the mitigation program for any impacted VPFS habitats. In consultation with Upon approval from the USFWS, an appropriate salvage and relocation methodology will be selected</p> | |



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| | <p>that will include the following:</p> <ul style="list-style-type: none"> • Shrimp cysts shall be collected during the dry season from the existing habitat and placed into storage; • Topsoil shall also be removed and stored in in under conditions suitable to retain cysts, and used as a top dressing for created vernal pools as proposed in the VPFS mitigation plan; • If topsoil is not used, preserved cysts would be added to the recreated vernal pool/wetlands in December or January, after sufficient pooling has occurred. <p>Future applicants shall coordinate with USFWS, and other resource agencies as applicable. Future applicants shall present written confirmation from USFWS that their project complies with the applicable requirements of FESA</p> <p>ARCS B-7(a) §§ South/Central California Coast Steelhead (Steelhead) Mitigation, Minimization and Protection Plan. §§ Steelhead have been identified on-site and setbacks from their identified critical critical habitat shall be implemented to avoid or minimize impacts to take of a this federally listed species and its habitat. Prior to development, a NOAA Fisheries approved SS Steelhead Protection Plan shall be prepared by a qualified s Steelhead biologist to protect SS Steelhead Steelhead within all the on-site tributaries to the Salinas River including portions of Trout and Tostada Creeks. The plan shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> • A 400 200 foot permanent buffer from the top of bank of Trout and Tostada Creeks and Tostada Creeks and 50 foot buffer or minimum setback determined by NOAA from ephemeral drainages that are tributaries to Trout Creek, and wetlands shall be established and protected to maintained in perpetuity. In the short term, this buffer will ensure construction activities do not increase the erosion potential in the area or facilitate construction related sediment from entering the creek. The buffer shall be demarcated with highly visible construction fencing for the benefit of contractors and equipment operators. In the long term, this buffer will minimize impacts to riparian habitats that are critical for Steelhead, and reduce the amount of sediment and pollutant runoff that would enter these waterways. Roadways, grading, landscaping, structures and other types of disturbance shall be prohibited within these buffer areas, with the exception of road crossings, as detailed below. • Road crossings of Trout and Tostada Creeks are allowable (if | |



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| | <p>permitted by the appropriate agencies) if the following measures are implemented. The crossings must be designed following the NMFS Southwest Region’s (2001) Guidelines for Salmonid Passage at Stream Crossings [http://swr.nmfs.noaa.gov/hcd/MNFSSCG.PDF]. Clear-span structures are recommended. Areas of temporary disturbance resulting from the construction or improvements to road crossings shall be restored using native vegetation at a minimum of 2:1 (area restored:area temporarily impacted). However, agency permitting for impacts to riparian and/or wetland resources may require a higher ratio. Additional details required for riparian restoration are contained within measure B-4(a).</p> <ul style="list-style-type: none"> • The applicant shall prepare and submit for approval to the County a sediment and erosion control plan that specifically seeks to protect waters and riparian woodland resources adjacent to construction site. Erosion control measures shall be implemented to prevent runoff into Trout and Tostada Creeks, ephemeral drainages, and wetlands. Silt fencing, straw bales, and/or sand bags shall be used in conjunction with other methods to prevent erosion and sedimentation of the stream channel. The plan shall specify locations and types of erosion and sediment control structures and materials that would be used on-site during construction activities. The plan shall also describe how any and all pollutants originating from construction equipment would be collected and disposed. • During construction activities, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing will not be allowed in locations where the tainted water could affect sensitive biological resources. <p>The applicant shall coordinate with the NOAA National Marine Fisheries Service and ACOE, and shall demonstrate compliance with Section 7 (federal nexus) and/or Section 10 (no federal nexus) of the federal Endangered Species Act (FESA), as applicable. This consultation may necessitate the issuance of a NMFS Biological Opinion and/or the preparation of a Habitat Conservation Plan for Steelhead and their habitat. The applicant shall also coordinate with CDFG and other resource agencies, as applicable. The applicant shall implement all measures prescribed by these agencies.</p> <p>ARCS B-7(b) FESA Consultation and Mitigation Regarding SS. This measure shall only apply if avoidance of SS streams, as described in ARCS B-7(a) (SS Protection Plan) is not feasible.</p> | |



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| Impact | Mitigation Measures | Residual Impacts |
| | <p>Future applicants shall coordinate with the NOAA and ACOE and shall undertake consultation pursuant to Section 7 (federal nexus) and/or Section 10 (no federal nexus) of the Federal Endangered Species Act (FESA), as applicable. This consultation may necessitate the issuance of a NOAA Biological Opinion and/or the preparation of a Habitat Conservation Plan for SS and their habitat. Future applicants shall coordinate with NOAA Fisheries, CDFG, and other resource agencies as applicable. Future applicants shall implement measures that minimize adverse effects on SS. Subject to concurrence by and coordination with USFWS, required measures may include the following: permanent development and disturbance buffers from SS streams, compensatory mitigation at a ratio determined by USFWS, implementation of replacement habitat, and/or enhancement of existing habitat.</p> <p><u>ARCS B-8(a) FESA Consultation California Red-legged Frog Avoidance, Minimization, and Mitigation Measures.</u> (see mitigation for FDP Impact B-1)</p> <p>ARCS B-9(b) Southwestern Pond Turtle Avoidance, Capture and Relocation. A County approved biologist shall conduct spring surveys for this species before the onset of construction activities. The survey area shall include ponds with ponded water as well as on-site drainage corridors. If any southwestern pond turtles are found within 1,000 feet of construction activities such as lot grading or road construction, the approved biologist shall contact CDFG to determine if moving any individuals is appropriate. If CDFG approves moving animals, the biologist shall be allowed sufficient time to move the animals from the work site before work activities begin. If CDFG does not recommend moving the animals, a 1,000 foot buffer from the pond, seasonal pool, in stream pools, and /or nesting site shall be implemented. No grading or other construction activities shall occur within the set buffer. Only the approved biologist shall participate in activities associated with the capture and handling of turtles. Agricultural Residential Cluster Subdivision measures B-4(a), B-6(b), and B-8(a) will also benefit this species. B-4(a) will reduce direct impacts (development), restore impacted areas, and reduce potential indirect impacts (sedimentation and concrete/oil runoff) into wetlands and riparian habitat used for breeding and foraging by the southwestern pond turtle. B-6(b) will provide federal (USFWS) protection to seasonal pool/wetland habitat that are occupied by the federally-threatened VPFS and that may also be used by the SWPT and B-8(a) will provide federal protection to riparian and seasonal pool/wetland habitat that are occupied by the federally-threatened CRLF and that may also be used by the SWPT.</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>The following additional mitigation measure is required:</p> <p>FDP B-4(a) Avoidance of Jurisdictional Wetlands and Waters of the U.S. Future Development Program disturbance areas, including structures and grading, shall be setback a minimum of 200 400 feet from Yerba Buena, Taco, Trout, Creek and Santa Margarita Creeks. Wetlands, including seasonal pools, or waters of the U.S. or state shall should be avoided with a minimum setback of 100 50 feet, or as otherwise determined by ACOE, RWQCB, NMFS and/or USFWS. Habitats occupied by VPFS require a minimum 300-foot setback, and those occupied by CRLF or Steelhead require a 200-foot setback. if federally listed threatened or endangered plant or animals are present.</p> | |
| <p>FDP Impact B-5 Implementation of the Future Development Program would impact San Luis Obispo Owl's Clover, San Luis Obispo County Morning Glory, Santa Lucia manzanita and potentially other Special-Status Plant Species, occurring within the Future Development Program conceptual land use areas. This would be a Class II, <i>significant but mitigable</i> impact.</p> | <p>The following mitigation measures would apply to all Future Development Program land uses.</p> <p>ARCS B-5(a) Follow-Up Special-Status Plant Surveys. Follow-up special-status plant surveys for San Luis Obispo mariposa lily and San Luis Obispo County morning glory shall be performed in the spring prior to commencement of ground disturbance. The survey for San Luis Obispo mariposa lily shall be required only on potential impact areas (i.e., Lots 2 through 19, Lots 43 through 49, Lots 51 through 66, and the portion of Roads A and B) containing San Luis Obispo mariposa lily that are delineated on Figure 4.3-2. The applicant shall submit to the County an updated San Luis Obispo mariposa lily population survey report of the Agricultural Residential Cluster Subdivision site conducted by a County approved botanist.</p> <p>The San Luis Obispo County morning glory has not previously been observed in the Agricultural Residential Subdivision area, but it is known to occur adjacent to the site southeast of Yerba Buena Creek in the Miller Flats area. Since suitable habitat exists, surveys shall be conducted prior to grading to determine whether this species exists in the project area.</p> <p>The purpose of the follow-up special-status plant surveys is to provide accurate baseline information for the preparation of the San Luis Obispo mariposa lily and San Luis Obispo County morning glory mitigation and monitoring plan for the areas proposed for construction. The follow-up will ensure a current and accurate assessment of the numbers of individuals within the Agricultural Residential Cluster Subdivision site that will be impacted by development. The updated survey shall quantify the total number of individuals within each lot and road segment proposed for development. Areas occupied by these species shall be flagged (and/or identified using a Global Positioning System) for future bulb and plant salvage and seed</p> | <p>The implementation of the above mitigation measures would reduce impacts to a less than significant level.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>collection efforts.</p> <p>ARCS B-5(b) San Luis Obispo Mariposa Lily and San Luis Obispo County Morning Glory Monitoring Plan. Prior to the issuance of any grading permits, a mitigation and monitoring plan that addresses impacts to the San Luis Obispo Mariposa Lily and San Luis Obispo County morning glory (if present) shall be prepared and approved by the County and CDFG. The detailed mitigation and monitoring plan shall be developed by a County-approved qualified biologist to protect and enhance the remaining occurrences of this these species and to increase the overall numbers of San Luis Obispo mariposa lily and San Luis Obispo County morning glory located within the Agricultural Residential Cluster Subdivision site and describe a collection and restoration plan to mitigate for impacted areas. The mitigation and monitoring plan shall at a minimum to include the following:</p> <ul style="list-style-type: none"> • A worker education program that shall include identification of special-status plant species and their habitat, the limits of construction, efforts required to reduce impacts to these species, and a fact sheet summarizing this information; • Description of a collection plan to ensure that all San Luis Obispo mariposa lily bulbs and seeds from San Luis Obispo County morning glory plants located within 25 feet of the proposed lots and roads will be removed by a qualified biologist during the appropriate season prior to clearing and grading activities associated with lot development and road construction; • Description of proposed propagation techniques using collected material; • The overall goals and measurable objectives of the mitigation and monitoring plan; • Specific areas proposed for revegetation and rationale for why these sites are suitable and their size; • Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the San Luis Obispo mariposa lily and San Luis Obispo County morning glory such as annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of species preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed plant/seed/bulb collection, propagation, and reintroduction of San Luis Obispo mariposa lily and San Luis Obispo County morning glory into specified receiver sites; | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <ul style="list-style-type: none"> • Success criteria based on the goals and measurable objectives to ensure a viable San Luis Obispo mariposa lily and San Luis Obispo County morning glory populations on the Agricultural Residential Cluster Subdivision site in perpetuity; • An adaptive management program to address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs; • Remedial measures to address negative impacts to San Luis Obispo mariposa lily and San Luis Obispo County morning glory and their habitat that may occur during construction activities, as well as post-construction when dwellings are occupied; • An education program to inform residents of the presence of San Luis Obispo mariposa lily, San Luis Obispo County morning glory, and other sensitive biological resources on-site, and to provide methods that residents can employ to reduce impacts to species occurrences in protected open space areas; • Reporting requirements to track success or failure of the mitigation program and to ensure consistent data collection and reporting methods used by monitoring personnel; and, • Maintenance and cost estimates. <p>The mitigation ratio (habitat area created to habitat area impacted) will be 2:1 for every acre of special-status plant species' habitat impacted by development of the Agricultural Residential Cluster Subdivision. Mitigation for the San Luis Obispo morning glory may also occur in mitigation area designated for the Valley Needlegrass Grassland as this is the preferred habitat for this species [please refer to Agricultural Residential Cluster Subdivision measure B-2(a)].</p> <p>ARCS B-5(c) San Luis Obispo Mariposa Lily and San Luis Obispo County Morning Glory Plant, Seed and Bulb Collection and Distribution. All San Luis Obispo mariposa lily and San Luis Obispo County morning glory plants located within 25 feet of the proposed lots and roads will be removed by a qualified biologist during clearing and grading activities associated with lot development and road construction. Like many closely related species, these species can be grown from seed given the appropriate environment such as edaphic factors and competition from other plants. Therefore, mitigation for impacts to these occurrences shall consist of a qualified biologist collecting seed from impacted plants, storing the seed during construction activities, and distributing the seed into appropriate habitat in the vicinity of collection once construction of the proposed lots and roads are complete. Bulbs for San Luis Obispo mariposa lily also may be removed during flowering and transplanted to the</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>receptor site. The applicant shall contract a County approved botanist to prepare a seed salvage, storage and relocation plan for the San Luis Obispo mariposa lily occurrence impacted by the construction of lots and roads within the residential area as part of the mitigation plan, as well as any San Luis Obispo County morning glory occurrence that would be impacted. The plan will identify the methods, techniques and timing of the seed collection, storage, and relocation program.</p> <p>ARCS B-5(dc) Protective Fencing. The applicant shall identify the limits of road construction and lot development, and a A qualified biologist shall oversee the installation of temporary fencing around the remaining Valley Needlegrass Grassland habitat containing the San Luis Obispo mariposa lily and/or San Luis Obispo County morning glory occurrences, prior to any construction activities in the vicinity including ground disturbance or site grading. Protective fencing shall remain in place throughout construction activities.</p> <p>ARCS B-5(e) Worker Education Program. Before any grading or construction activities commence, all construction personnel shall attend a worker education program regarding the San Luis Obispo mariposa lily, San Luis Obispo County morning glory, vernal pool fairy shrimp, southern steelhead, California red-legged frog, and other special status plant and animal species occurrences on site. The specifics of this program shall include identification of the plant and animals and their habitat, and careful review of the limits of construction required to reduce impacts to this species. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel. Planning and Building shall be notified of the time that the applicant intends to hold this meeting.</p> <p>The following additional mitigation measures are required:</p> <p>FDP B-5(a) Seasonally-Timed Rare Plant Surveys. Prior to development of Future Development Program land use components, seasonally-timed directed floral surveys shall be completed by a County-approved qualified biologist/botanist during the appropriate season to determine the presence or absence of the these species listed in Table 4.3-3. A target This list of plant species shall be augmented developed by a qualified biologist in consultation with relevant regulatory agencies based on known occurrences and within Table 4.3-3, Inventory efforts, and a recent California Natural Diversity Database (CNDDDB) search to be completed no longer than 12 months prior to initial site disturbance. Surveys shall be floristic in nature (i.e., all plant species observed shall be recorded), and shall be conducted in accordance with the CDFG <i>Guidelines for Assessing the Effects of Proposed Projects</i></p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <p><i>on Rare, Threatened, and Endangered Plants and Natural Communities</i> (revised May 8, 2000), and <i>USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants</i> (USFWS, 2000).</p> <p>Multiple focused field surveys may be required to capture the flowering period of the target species. The location and extent of any rare plant occurrences observed in development areas shall be documented in a report and accurately mapped onto site-specific topographic maps and aerial photographs. If special-status plants are identified, the applicant for the future project shall submit written proof that the County and CDFG have been contacted. The report shall include estimates of the plant populations and the percentage of the total population that will be lost as a result of development.</p> <p>FDP B-5(b) Special-Status Plant Species Mitigation and Monitoring Plan. If special status plant species are identified during surveys required in Future Development Program measure B-5(a), a mitigation and monitoring plan that addresses impacts to all special-status plant species, including the San Luis Obispo owl's clover, San Luis Obispo County morning glory, San Luis Obispo mariposa lily, San Lucian manzanita, Catalina mariposa lily, Michael's rein orchid, San Luis Obispo County lupine, and caper-fruited tropidocarpum shall be prepared by a County-approved biologist/botanist and reviewed by the County and CDFG. The detailed mitigation and monitoring plan shall be developed to protect and enhance the remaining occurrences of these species and to increase the overall numbers of special-status plants located within the Future Program Development area. Please refer to the Agricultural Residential Cluster Subdivision measure B-5(b) (San Luis Obispo Mariposa Lily and San Luis Obispo County Morning Glory Mitigation and Monitoring Plan) above for the minimum requirements of the special-status plant species mitigation and monitoring plan.</p> | |
| <p>FDP Impact B-6 Implementation of the Future Development Program could result in a direct take of the Ffederally Threatened Vernal Pool Fairy Shrimp (VPFS). This potential impact is Class II, <i>significant but mitigable</i>.</p> | <p>The following mitigation measures would apply to all Future Development Program land uses.</p> <p>ARCS B-6(a) VPFS Presence/Absence Determination (<i>see mitigation for FDP Impact B-4</i>)</p> <p>ARCS B-6(b) FESA Consultation and Mitigation Regarding for VPFS. (<i>see mitigation for FDP Impact B-4</i>)</p> <p>The following additional mitigation measure is required:</p> | <p>Implementation of the above mitigation measures in concert with Agricultural Residential Cluster Subdivision measures B-4(a) (Wetland and Riparian Protection), B-6(a) (VPFS Presence/Absence Determination), B-6(b) (FESA Consultation and Mitigation Regarding for VPFS) and B-9(b) (Southwestern Pond Turtle</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>FDP B-6(a) VPFS Presence/Absence Determination. Prior to issuance of Grading Permits, USFWS (1996) protocol surveys shall be conducted by a County-approved qualified biologist who possesses a federal 10(A)(1)(a) handling permit for VPFS to determine the presence or absence of VPFS within all potentially suitable habitat areas within the Future Development Program land use areas. A 90-Day report consistent with current Federal reporting guidelines shall be prepared to document the methods, surveyed pool locations, and results of surveys. Should the presence of VPFS or additional special-status wildlife species be determined, a map identifying locations in which these species were found shall be included in the report.</p> <p>If the surveys produce a negative finding for the presence of VPFS, the results of the survey shall be submitted to the USFWS and the applicant shall request a letter of concurrence that the project is unlikely to result in the take of VPFS. The USFWS shall determine if additional surveys or information is required. Once a letter of concurrence is obtained from the USFWS, no further mitigation would be required. If VPFS are identified, then Agricultural Residential Cluster Subdivision measure B-6(b) (FESA Consultation and Mitigation Regarding for VPFS) would be required.</p> | <p>Avoidance, Capture and Relocation) would reduce impacts to VPFS to a less than significant level. A requirement of FESA is that any such take shall not jeopardize the continued existence of the listed species. Since the FESA incidental take permitting approval process requires implementation of conservation strategies to avoid, minimize, or compensate for adverse effects of the project to fully mitigate for impacts and leave a species in as good or better condition than it was before the project. Therefore, the impact to VPFS is Class II, <i>significant but mitigable</i>.</p> |
| <p>FDP Impact B-7 Implementation of the Future Development Program could result in direct and/or indirect take of the Federally Threatened Southern Steelhead (SS) South/Central California Coast Steelhead and/or the loss of Federally designated SS Steelhead Critical Habitat through grading activities and/or sedimentation of occupied creeks. This potential impact is Class II, <i>significant but mitigable</i>.</p> | <p>The following mitigation measure would apply to all Future Development Program land uses:</p> <p>ARCS B-7(a) SS South/Central California Coast Steelhead (Steelhead) Mitigation, Minimization and Protection Plan. (see mitigation for FDP Impact B-4)</p> <p>No additional mitigation is required.</p> | <p>Implementation of the above mitigation measure in concert with Agricultural Residential Cluster Subdivision measures B-4(a) (Wetland and Riparian Protection) and B-8(a) (FESA Consultation California Red-legged Frog Avoidance, Minimization, and Mitigation Measures) would reduce impacts to SS Steelhead to a less than significant level.</p> |
| <p>FDP Impact B-8 Implementation of the Future Development Program would result in a direct take of the Federally Threatened California red-legged frog (CRLF) through grading activities</p> | <p>The following mitigation measure would apply to all Future Development Program land uses:</p> <p>ARCS B-8(a) FESA Consultation California Red-legged Frog Avoidance, Minimization, and Mitigation Measures. (see mitigation for FDP Impact B-1)</p> | <p>A Biological Opinion and/or preparation of an approved Habitat Conservation Plan is required to authorize the potential incidental take of the CRLF pursuant to FESA. A</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| for the envisioned land use components, and would fragment the amount of available habitat potentially used for movement and dispersal. This potential impact is Class II, <i>significant but mitigable</i> . | No additional mitigation is required. | requirement of FESA is that any such take shall not jeopardize the continued existence of CRLF. Since the FESA incidental take permitting approval process requires implementation of conservation strategies to avoid, minimize, or compensate for adverse effects of the project to fully mitigate for impacts and leave a species in as good or better condition than it was before the project, Implementation of the above mitigation measure and those required as a result of FESA compliance would reduce impacts to the CRLF to a less than significant level. Therefore, the impact to CRLF is Class II, <i>significant but mitigable</i> . |
| FDP Impact B-9 Implementation of the Future Development Program would reduce the populations and available habitat for wildlife in general, including special-status wildlife species. Because of the size of the site, degree of habitat diversity, and known and/or potential presence of a number of special-status wildlife species on-site, the loss of wildlife habitat is a Class II, <i>significant but mitigable</i> impact. | The following mitigation measure would apply to all Future Development Program land uses: ARCS B-9(a) Legless and Horned Lizard Capture and Relocation. Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the silvery legless lizard and coast horned lizard. Designated areas in permanent open space shall be identified within the Agricultural Residential Cluster Subdivision site for release of captured legless lizards and coast horned lizards. Surveys shall be conducted by a County approved biologist, and shall include the following minimum requirements: <ul style="list-style-type: none"> Raking of leaf litter and sand under shrubs within suitable habitat in the area to be disturbed to a minimum depth of eight inches for the silvery legless lizard. | The implementation of the above mitigation measures would reduce impacts to a less than significant level. |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|---|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <ul style="list-style-type: none"> In addition to raking, “coverboards” shall be used to capture silvery legless lizards and coast horned lizards. Coverboards can consist of untreated lumber, sheet metal, corrugated steel, or other flat material used to survey for reptiles and amphibians. Coverboards shall be placed flat on the ground and checked regularly in the survey areas. Coverboards shall be placed in the survey area a minimum of two weeks, but preferably at least four weeks, before surveys begin and will be checked once a week during raking surveys. Captured lizards will be placed immediately into containers containing sand or moist paper towels and released in designated release areas no more than three hours after capture. During all grading activities, a qualified biologist shall be on-site to recover any silvery legless lizards that may be excavated/unearthed with native material. The unearthed lizards shall be immediately relocated and released to the designated release area. <p>ARCS B-9(b) Southwestern Pond Turtle Avoidance, Capture and Relocation. A County approved biologist shall conduct spring surveys for this species before the onset of construction activities. The survey area shall include ponds located within the Agricultural Residential Cluster Subdivision site with ponded water as well as on-site drainage corridors. If any southwestern pond turtles are found within 1,000 feet of construction activities such as lot grading or road construction, the approved biologist shall contact CDFG to determine if moving any individuals is appropriate. If CDFG approves moving animals, the biologist shall be allowed sufficient time to move the animals from the work site before work activities begin. If CDFG does not recommend moving the animals, a 1,000 foot buffer from the pond, seasonal pool, in stream pools, and /or nesting site shall be implemented. No grading or other construction activities shall occur within the set buffer. Only the approved biologist shall participate in activities associated with the capture and handling of turtles. Agricultural Residential Cluster Subdivision measures B-4(a), B-6(b), and B-8(a) will also benefit this species. B-4(a) will reduce direct impacts (development), restore impacted areas, and reduce potential indirect impacts (sedimentation and concrete/oil runoff) into wetlands and riparian habitat used for breeding and foraging by the southwestern pond turtle. B-6(b) will provide federal (USFWS) protection to seasonal pool/wetland habitat that are occupied by the federally threatened VPFS and that may also be used by the SWPT and B-8(a) will provide federal protection to riparian and seasonal pool/wetland habitat that are occupied by the federally-threatened CRLF and that may also be used by the SWPT.</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>ARCS B-9(c) Pre-Construction Bird Survey. Pre-Construction Bird Survey. To avoid impacts to nesting special-status bird species, namely the state Fully Protected white-tailed kite and golden eagle, the federally-threatened and Fully Protected bald eagle, other special-status bird species listed in Table 4.3-4, and all birds protected under the Migratory Bird Treaty Act, the initial ground-disturbing activities and tree removal shall be limited to the time period between September 1 and February 15. If initial site disturbance, grading, and tree removal cannot be conducted during this time period, a pre-construction survey for active nests within the limits of grading shall be conducted by a qualified biologist at the site two weeks prior to any construction activities. The Protocol for Evaluating Bald Eagle Habitat and Populations in California Bald Eagle (Jackson and Jennings, 2004) may be required by the USFWS, CDFG, and/or the County if bald eagle activity in the Santa Margarita area is observed in the winter prior to grading or other construction activities. All potential nest locations shall be searched by the biologist including, but not limited to grassland, chaparral, central coastal scrub, and oak woodlands. If active nests are located, all construction work must be conducted outside a buffer zone from the nests to be determined by a qualified biologist. No direct disturbance to nests shall occur until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to the start of construction in the buffer zone. Surveys following the <i>Protocol for Evaluating Bald Eagle Habitat and Populations in California Bald Eagle</i> (Jackson and Jennings, 2004) may be are also required.</p> <p>ARCS B-9(d) American Badger Avoidance. The mitigation measures below are recommended to determine whether badgers are present in the area prior to development and to prevent American badgers from becoming trapped in burrows during construction activities.</p> <ul style="list-style-type: none"> • A pre-construction survey for active American badger dens shall be conducted within one month of initial ground disturbance activities by a County qualified biologist. To avoid the potential direct take of adults and nursing young, no grading shall occur within 50 feet of an active badger den as determined by a County-approved biologist between March 1 and June 30. <p>Construction activities during July 1 through March 1 shall comply with the following measures to avoid direct take of adult and weaned juvenile badgers:</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <ul style="list-style-type: none"> • A County-approved biologist shall conduct a biological survey of the entire development area prior to the start of ground clearing or grading activity. The survey shall cover the entire area proposed for development. Surveys shall focus on both old and new den sites. If dens are too long to see the end, a fiber optic scope (or other acceptable method such as den characteristics) shall be used to assess the presence of badgers. If no fiber optic scope is available, occupation of the potential dens by badgers can be ascertained by dusting the den openings with a fine layer of dust for three successive nights and looking for footprints or other evidence of occupation. Inactive dens shall be excavated by hand with a shovel to prevent badgers from re-using them during construction. • If American badger dens are found, the qualified biologist shall establish and clearly mark an appropriate buffer zone to protect the den. No grading or construction activities shall occur within the buffer zone until the biologist can safely close the badger den and has removed the buffer zone markings. <p>ARCS B-9(e) Native Landscaping. All landscaped plants for the project shall be on the County's approved plant list. To ensure that project landscaping does not introduce invasive non-native plant species into the vicinity of the site, the final landscaping plan shall be reviewed and approved by a County approved biologist and County Environmental and Resource Management Division prior to implementation. All invasive plant species shall be removed from the landscaping plan.</p> <p>ARCS B-9(f) Pet Brochure. The applicant shall prepare a brochure that informs prospective homebuyers about the impacts associated with non-native animals, especially cats and dogs, and other non-native animals to the project site. Similarly, the brochure shall inform potential homebuyers of the potential for coyotes to prey on domestic animals.</p> <p>ARCS B-9(g) Night Lighting Standards. Night lighting of public areas shall be kept to the minimum necessary for safety purposes. Exterior lighting within 100 feet of open space shall be shielded and aimed as needed to avoid spillover into open space areas. Decorative lighting shall be low intensity and be less than 25 watts.</p> <p>ARCS B-9(h) Minimize Road Widths. Roadway widths adjacent to open space/agricultural areas shall be reduced to the minimum width possible, while maintaining Fire Department Requirements for emergency access, with slower speed</p> | |



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| Impact | Mitigation Measures | Residual Impacts |
| | <p>limits introduced. Posted speed limits should be 25 mph or less.</p> <p>The following additional mitigation measure is required:</p> <p>FDP B-9(a) Western Spadefoot Toad Avoidance, Capture and Relocation. A County approved biologist shall conduct winter/spring surveys for western spadefoot toad prior to initial site disturbance. The survey area shall include seasonal pools located within the Future Development Program area that contain potential habitat for western spadefoot and the Inventory Seasonal Pool 33, where they have been observed and documented. Night surveys shall be initiated upon initial inundation of potential vernal/seasonal pool. Night surveys should consist of vocalization and visual elements. The USFWS CRLF survey guidelines provide accepted techniques for amphibian species; however, the surveyor(s) should not enter the vernal/seasonal pool as this species is easily recognized from the pool's edge. Day surveys shall be conducted to search for egg masses and larvae. If any western spadefoot toad eggs, larvae, or adults are found, the approved biologist shall contact CDFG to determine if moving any individuals is appropriate. If CDFG approves moving animals, the biologist shall be allowed sufficient time to move the toads or their larvae from the work site before work activities begin. If adults are found early in the season, it is recommended that the surveys wait until breeding has occurred and eggs have been laid, so that the transferred individual(s) can sustain a viable population in the receptor seasonal pool. Only the approved biologist shall participate in activities associated with the capture and handling of western spadefoot toads. Agricultural Residential Cluster Subdivision measures B-6(a) (VPFS Presence/Absence Determination), B-6(b) (FESA Consultation and Mitigation Regarding VPFS) and B-8(a) (FESA Consultation) for CRLF and VPFS will benefit this species if it is shown to be present, thus no additional mitigation measures are required.</p> | |
| CULTURAL RESOURCES | | |
| <p>FDP Impact CR-3 Future development in accordance with the Future Development Program could adversely impact historical buildings and structures on the ranch. This is considered a Class II, <i>significant but mitigable</i> impact.</p> | <p>FDP CR-3(a) Prohibition of Demolition of Buildings and Structures. Demolition of buildings, structures, and other elements of the built environment that date from the period of significance of the historic district (as described in the Cultural Landscape Report contained in Appendix E) shall not be permitted.</p> <p>FDP CR-3(b) Restoration, Stabilization, Repair, and Reconstruction. Any stabilization, restoration, repair, or reconstruction of historic buildings and structures within the district, and particularly at the ranch headquarters, shall follow the <i>Secretary of Interior's Standards and Guidelines for the Treatment of Historic Properties</i>. Roof and floor tiles, mortar, and adobe bricks from the asistencia, ranch house, and previously demolished structures should be analyzed and compared with</p> | <p>With implementation of the above mitigation measures, impacts would be reduced to a less than significant level.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>Mission San Luis Obispo de Tolosa and other mission architecture.</p> <p>FDP CR-3(c) Resource Conservation. The drawings in the bunkhouse room at the ranch shall be documented and preserved not only for their value as folk art but also for their information on ranch history. A conservator should be consulted to ascertain the best method of preservation for the drawings. The results of the consultation shall be submitted to the County Environmental Coordinator. Documentation should include 8 by 10 inch large format photographs.</p> <p>The adobe core of the main ranch house at the headquarters shall be stabilized and preserved. A conservator with expertise in adobe preservation should be consulted to ascertain the best method of preservation. The results of the consultation shall be submitted to the County Environmental Coordinator.</p> <p>FDP CR-3(d) Additional Archaeological and Historical Survey. A thorough archaeological and historical survey shall be carried out at the ranch headquarters area, with particular attention to documentation and mapping of surface-visible prehistoric and historical features.</p> | |
| <p>FDP Impact CR-4 Future development in accordance with the Future Development Program could adversely impact previously identified or unidentified human remains. This is considered a Class II, <i>significant but mitigable</i> impact.</p> | <p>The following mitigation measure would apply to all Future Development Program land uses.</p> <p>ARCS CR-4(a) Treatment of Human Remains. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps will be taken:</p> <ol style="list-style-type: none"> 1. State Health and Safety Code Section 7050.5 requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: <ol style="list-style-type: none"> A. The County Coroner is contacted to determine that no investigation of the cause of death is required, and B. If the coroner determines the remains to be Native American, the coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission shall identify the person or persons it believes to be most likely descended from the deceased Native American. The most likely descendent may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public resources Code Section | <p>With implementation of the above mitigation measure, impacts would be reduced to a less than significant level.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|---|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>5097.98.</p> <p>2. If the Native American Heritage Commission is unable to identify a most likely descendent; or if the most likely descendent fails to make a recommendation within 24 hours after being notified by the commission; or if the landowner or his authorized representative rejects the recommendation of the descendent, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner, then the landowner or his authorized representatives shall reinter the Native American human remains and associated grave items with appropriate dignity on the property in a location not subject to further subsurface disturbance. However, any such activity shall be supervised by a Chumash representative if a most likely descendent is either not identified or fails to respond to notification.</p> <p>No additional mitigation is necessary.</p> | |
| <p>FDP Impact CR-5 Future development in accordance with the Future Development Program could result in indirect impacts to identified or unidentified cultural resources. This is considered a Class II, <i>significant but mitigable</i> impact.</p> | <p>The following mitigation measures would apply to all Future Development Program land uses.</p> <p>ARCS CR-5(a) Prohibition of Archaeological Site Tampering. Off-road vehicle use, unauthorized collecting of artifacts and other activities that could destroy or damage archaeological or historical sites shall be prohibited and shall be punishable by fine. Future applicants shall prepare a brochure for all homebuyers and other occupants describing the cultural sensitivity of the area and explaining the prohibitions. Informational material shall be general in content and shall not include any information that could lead to the identification or location of sensitive cultural resources. Homebuyers and other occupants shall acknowledge receipt and understanding of such prohibitions in writing.</p> <p>ARCS CR-5(b) Periodic Monitoring of Archaeological Site Condition. To ensure that prohibitions on site tampering and vandalism are effective, future applicants shall fund an annual inspection of cultural resources within or adjacent to Future Development Program land uses, during which the condition of the sites shall be assessed and any degradation of integrity from vandalism, erosion, or other factors shall be identified. A qualified professional archaeologist and/or a Native American representative trained in site assessment shall carry out the annual site inspections and prepare a brief report for the County, with recommendations for addressing any apparent site degradation. Future applicants shall also develop a list of threatened and sensitive cultural resources sites on other lands within the Agricultural Residential Cluster Subdivision area, and shall retain a qualified archaeologist to inspect and report to the County Environmental Coordinator on the condition of those sites annually.</p> | <p>With implementation of the above mitigation measures, impacts would be reduced to a less than significant level.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|---|
| Impact | Mitigation Measures | Residual Impacts |
| | No additional mitigation is necessary. | |
| <p>FDP Impact CR-6 Implementation of the Future Development Program could impact fossil-bearing strata and could damage or destroy significant fossil materials. This is considered a Class II, <i>significant but mitigable</i> impact</p> | <p>The following mitigation measures would apply to all Future Development Program land uses and would reduce potential impacts on paleontological resources to less than significant levels.</p> <p>ARCS CR-6(a) Preparation of a Paleontological Resource Monitoring Plan. Prior to issuance of grading permits, future applicants shall retain a qualified accredited paleontologist to prepare a Paleontological Resource Monitoring Plan based on the specific construction plans. The monitoring plan shall detail the procedures for monitoring construction in areas of high or unknown sensitivity, collecting fossil remains and relevant geographic and stratigraphic data, stabilizing and preserving recovered specimens, and cataloguing and curating the collection (see ARCS P-1(b and c) below). The monitoring plan shall include provisions for collecting a representative sample of invertebrates prior to construction, documenting the site according to the standards developed by the National Research Council (1987), and assessing the potential of this site to contain significant vertebrate remains.</p> <p>ARCS CR-6(b) Paleontological Monitoring. A qualified paleontological monitor shall observe any initial excavation, grading, or other ground disturbance which extends below the upper soil layers in <i>in situ</i> sedimentary rock where paleontological sensitivity is high or unknown. Any excavation into <i>in situ</i> older Quaternary Alluvium, Paso Robles, Monterey, Santa Margarita, Vaqueros, Atascadero, or Toro formations should be monitored. The areas covered by late Quaternary strata should be monitored if excavation is undertaken below the uppermost few feet of sediment, because these strata have yielded vertebrate remains elsewhere in San Luis Obispo County. Shallow excavations in the Quaternary deposits are unlikely to yield significant fossils and do not need monitoring. Paleontologists who monitor excavations must be qualified and experienced in salvaging fossils and authorized to temporarily divert equipment while removing fossils. They must be properly equipped with tools and supplies to allow for rapid removal and preparation of specimens, and trained in safe practices when working around construction equipment. If multiple pieces of heavy equipment are in use simultaneously at diverse locations during construction, each location may be monitored individually.</p> <p>ARCS CR-6(c) Treatment of Paleontological Remains Discovered During Monitoring. If paleontological resources are found during excavations or other ground disturbance, work shall cease temporarily in the immediate area of the</p> | <p>With implementation of the above mitigation measures, impacts would be reduced to a less than significant level.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>discovery. Ground disturbance may be redirected to another area so that the significance of the fossil find may be assessed. If an accredited paleontologist is not already on site, a vertebrate paleontologist with regional experience will be contacted to inspect the excavation, assess the significance of the fossil find, recover any exposed fossils of significance, and recommend additional mitigation measures, if necessary.</p> <p>A standard sample (3–12 cubic meters) of matrix from each site will be taken for identification of microvertebrates (rodents, birds, rabbits), especially when the potential for microvertebrates is high. The monitors also will determine whether the fossils are part of an archaeological deposit. If the fossils are found with cultural material, the site then will be considered an archaeological discovery and treated according to the procedures specified in ARCS CR-3(b).</p> <p>Significant fossils found during construction shall be preserved by prompt removal whenever feasible. Due to the potential for rapid deterioration of exposed surface fossils, preservation by avoidance is not an appropriate measure. When a significant fossil cannot be removed immediately, stabilization is needed to prevent further deterioration prior to removal. The fossil location must be stabilized under the direction of a professional paleontologist.</p> <p>At the time of collecting, each specimen or group of specimens will be clearly located and plotted on a USGS topographical quadrangle map. Field methods, other excavation activities, and working conditions during monitoring of the paleontological resources will be recorded in a field notebook or on a paleontological resources record or worksheet such as those developed by the National Research Council (1987).</p> <p>Recovered specimens will be stabilized and prepared for identification. Sedimentary matrix with microfossils will be screen washed and sorted to identify the contained fossils. Removal of excess matrix during preparation reduces long-term storage requirements. Competent qualified specialists will classify individual specimens to the lowest identifiable taxon, typically to genus, species, and element. Batch identification and batch numbering (e.g., “mammal, 25 specimens”) should be avoided.</p> <p>Paleontological specimens will be cataloged according to current professional standards, and a complete list of collected specimens must be prepared. A complete set of field notes, geologic maps, and stratigraphic sections must accompany the fossil collections.</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|--|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>All fossil remains recovered during construction and operation must be curated by a recognized, nonprofit paleontological specimen repository with a permanent curator, such as a museum or university. Specimens must be stored in a fashion that allows researchers to retrieve specific individual specimens in the future. In addition to the LACM and UCMP, qualified research facilities include California State Polytechnic University, San Luis Obispo; the Santa Barbara Museum of Natural History; or Santa Barbara City College.</p> <p>The project paleontologist will complete a final report summarizing findings, describing important fossil localities (vertebrate, megainvertebrate, or plant) discovered in the project area, and explaining any mitigation measures taken. The report will include a summary of the field and laboratory methods, site geology and stratigraphy, an itemized inventory of recovered specimens, faunal lists, and site records. The report also should discuss the importance of the recovered fossil materials. The reports will be prepared by a professional paleontologist and distributed to the appropriate agencies, museums, colleges, or universities.</p> | |
| DRAINAGE, EROSION AND SEDIMENTATION | | |
| <p>FDP Impact D-2 The Future Development Program would introduce paved and roofed areas and thus has the potential to result in increased peak storm water discharges and volumes of runoff. Impacts are Class II, <i>significant but mitigable</i>.</p> | <p>The following mitigation measures would apply to all Future Development Program land uses.</p> <p>ARCS D-2(c) LID-Integrated Management Practices. Low Impact Development (LID) design technologies shall be employed by individual lot developers to the maximum extent practicable. LID is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control storm water runoff where it is generated to reduce downstream impacts. The following LID practices shall be implemented, as feasible, to re-establish pre-development runoff conditions:</p> <ol style="list-style-type: none"> 1. Bioretention cells; 2. Tree boxes to capture and infiltrate street runoff; 3. Vegetated swales, buffers and strips; 4. Roof leader flows directed to planter boxes and other vegetated areas; 5. Permeable pavement; 6. Impervious surface reduction and disconnection; 7. Soil amendments to increase infiltration rates; and 8. Rain gardens, rain barrels, and cisterns. <p>Only natural fiber, biodegradable materials shall be used.</p> | <p>With implementation of the above-referenced mitigation measures, the Future Development Program would result in less than significant impacts related to peak storm water discharges and volumes of runoff.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>Since LID is intended to mimic the pre-development regime through both volume and peak runoff rate controls, the flow frequency and duration for the post-development conditions should be identical (to the greatest degree possible) to those for the pre-development conditions.</p> <p>ARCS G-2(b) Grading and Erosion Control Plan. A grading and erosion control plan that minimizes erosion, sedimentation and unstable slopes shall be prepared and implemented by future applicants or representatives thereof, prior to issuance of tract-wide Grading Permits. It must include the following:</p> <ol style="list-style-type: none"> a. Methods such as retention basins, drainage diversion structures, spot grading, silt fencing/coordinated sediment trapping, straw bales, and sand bags shall be used to minimize erosion on slopes and siltation into nearby creeks during grading and construction activities. b. Grading shall be prohibited within 100 feet of creeks and within 50-foot drainages, wetlands, and waters of the U.S. [refer to ARCS B-4(a) (Wetland and Riparian Protection) in Section 4.3, <i>Biological Resources</i>]. c. Graded areas shall be revegetated within 4 weeks of grading activities with deep-rooted, native, drought-tolerant species to minimize slope failure and erosion potential. If determined necessary by Planning and Building, irrigation shall be provided. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established. d. Temporary storage of construction equipment and equipment washing areas shall be limited to a minimum of 100 feet from creeks and 50-feet from drainages, wetlands, and waters of the U.S. e. After construction of tract improvements, exposed areas shall be stabilized to prevent wind and water erosion, using methods approved by the Planning and Building Department Grading Division and the Air Pollution Control District (APCD). These methods may include the importation of topsoil to be spread on the ground surface in areas having soils that can be transported by the wind and/or the mixing of the highly erosive sand with finer-grained materials (silt or clay) in sufficient quantities to prevent its ability to be transported by wind. The topsoil or silt/clay mixture is to be used to stabilize the existing soil to prevent its ability to be transported by wind. At a minimum, six inches of topsoil or silt/clay/sand mixture is to be used to stabilize the wind-erodable soils. f. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures. g. Irrigation shall be controlled so that overwatering does not occur. An | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>irrigation schedule shall be reviewed and approved by Planning and Building prior to issuance of grading permits.</p> <ul style="list-style-type: none"> h. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff. i. Fills placed on slopes steeper than 5:1 shall be properly benched prior to placement of fill. j. Brow ditches and/or berms shall be constructed and maintained above all cut and fill slopes, respectively. k. Cut and fill benches shall be constructed at regular intervals. l. Retaining walls shall be installed to stabilize slopes where there is a 10-foot or greater difference in elevation between buildable lots. m. Future applicants shall limit excavation and grading to the dry season of the year (typically April 15 to November 1, allowing for variations in weather) unless a Planning and Building Department approved erosion control plan is in place and all measures therein are in effect. <p>Future applicants shall post a bond with the County and hire a Planning and Building -qualified geologist or soils engineer prior to issuance of grading permits, and to ensure that erosion is controlled and mitigation measures are properly implemented.</p> <p>The following mitigation is also required:</p> <p>FDP D-2(a) Community Drainage Master Plan. A Community Drainage Master Plan shall be created as part of the required Specific Plan for future development subsequent to the Agricultural Residential Cluster Subdivision. The Master Plan shall address potential improvements (including size and location of local and regional storm water facilities) to address water quality, flooding potential, and erosion control throughout the Ranch property. The Plan shall present a phased implementation strategy to address project-by-project impacts as Future Development Program buildout occurs. Mitigation shall include implementation of drainage basins, channels, or other improvements recommended in the Plan, in accordance with County standards. The Plan shall consider using golf course features as drainage features, including bioswales/filtration areas and detention basins. The Plan shall define a financing mechanism for implementation and annual reporting. The Plan shall supplement the <i>Santa Margarita Drainage and Flood Control Study</i> (County of San Luis Obispo Public Works Department, February 2004), as applicable.</p> | |
| FDP Impact D-3 Portions of the Future Development Program are located within a 100-year | FDP D-3(a) Avoidance of Flood Hazards. Preferred locations for Future Development Program components shall be in areas outside of the 100-year flood zones for Trout Creek, the unnamed tributary to Trout Creek, Yerba Buena Creek, | Implementation of the above mitigation, in conjunction with County standards and practices, |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|---|
| Impact | Mitigation Measures | Residual Impacts |
| <p>flood zone associated with Trout Creek, the unnamed tributary to Trout Creek, Yerba Buena Creek, Santa Margarita Creek and/or Rinconada Creek. Impacts related to flood hazard exposure to future uses in this area are Class II, <i>significant but mitigable</i>.</p> | <p>Santa Margarita Creek and Rinconada Creek. This may require restricted building envelopes for the following Future Development Program land uses: a Bed and Breakfast, café, amphitheater and winery near the existing Ranch headquarters location; a residential village, guest ranch, lodge and restaurant, winery, and golf course southwest of the community of Santa Margarita; and a Ranch headquarter and two wineries located in the northeast corner of the Ranch property. If future development is proposed in flood zone areas, Future Development Program measures D-3(b) (Base Flood Elevation), D-3(c) (Prohibition of Floodwater Displacement) and D-3(d) [Conditional Letter of Map Revision (CLOMR)] shall apply.</p> <p>FDP D-3(b) Base Food Elevation. The ground floor elevation of all Future Development Program structures within flood zones shall be constructed at least one foot above the Base Flood Elevation (BFE).</p> <p>FDP D-3(c) Prohibition of Floodwater Displacement. Prior to issuance of grading permits, applicants within flood areas shall submit plans to the Planning and Building Department and Public Works Department that identify an overland escape route for runoff to ensure that the placement of fill to raise building pads out of the floodplain will not divert runoff onto adjacent properties.</p> <p>FDP D-3(d) Conditional Letter of Map Revision (CLOMR). Without obtaining a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA), development within the 100-year flood plain would not be guaranteed to comply with the National Floodplain Insurance Program (NFIP) requirement that a parcel of land or proposed structure that is to be elevated by fill would not be inundated by the base flood. Prior to approval of grading permits, applicants shall obtain a CLOMR from FEMA.</p> <p>The CLOMR request shall include detailed flood hazard analyses prepared by a qualified professional engineer, consistent with FEMA requirements. The applicant shall comply with all conditions and requirements of the CLOMR.</p> | <p>would reduce potential flooding impacts to less than significant levels.</p> |
| <p>FDP Impact D-4 Due to the intensification of uses proposed as part of the Future Development Program, there is the potential for storm water transport of pollutants, bacteria, and sediment into downstream facilities. Impacts are Class II,</p> | <p>The following mitigation measure would apply to all Future Development Program land uses:</p> <p>ARCS D-4(a) Pollutant Removal Techniques. In addition to LID-integrated management practices required by Agricultural Residential Cluster Subdivision measure D-2(c), the applicant shall integrate into Future Development Program design other available technologies and techniques to remove pollutants from site runoff prior to entering the drainage courses. Such techniques shall include reduced</p> | <p>Implementation of the required mitigation measures would reduce the potential for storm water transport of pollutants, bacteria, and sediment into downstream facilities. Therefore, water quality impacts would be reduced to less than significant</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| <p><i>significant but mitigable.</i></p> | <p>slope grading, drainage through vegetative zones (e.g., bio-swale) and other options to intercept pollutants being conveyed toward drainage paths. Technological solutions such as gravelly filter blankets or particulate filters (e.g. Fossil Filters) should also be installed as pollutant-removal solutions. Only natural fiber, biodegradable materials shall be used.</p> <p>The following additional mitigation measure is also required to reduce impacts related to sediment in downstream facilities.</p> <p>ARCS G-2(b) Grading and Erosion Control Plan (<i>see mitigation for FDP Impact D-2</i>)</p> <p>The following additional mitigation measure is also required to reduce water quality impacts:</p> <p>FDP D-4(a) Integrated Pest Management Plan. Prior to issuance of grading permits, an Integrated Pest Management Plan shall be prepared for ongoing operations at the golf course. The Integrated Pest Management Plan should include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> • Use of biological, physical, and cultural controls rather than chemical controls. • Use of insect-resistant cultivars. • Mechanical weed control to be used wherever and whenever possible as the first choice. • Establishment of thresholds for the use of fertilizers. • Determination of the probable cause of an insect/disease problem and correction as necessary (i.e.: soil nutrient problems, irrigation, water quality, plant type, etc.) prior to chemical use. • Development of thresholds to determine when pesticide use is necessary. Pesticides are to be used only when necessary to cure a problem and in positively identified pre-emergent situations and not as a preventative measure or as a regular, periodic application. • Fumigation activities to be limited to greens only. • Use of chemical forms that are the least toxic to non-target organisms (such as the use of a sodium salt if 2,4-D herbicide is used). • Preferentially, the IPM should not permit the use of 2,4-D at the site and similar toxic chemicals that have a high potential for leaching from the site. • Chemical controls should preferentially begin with the use of dehydrating | <p>levels.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>dusts (silica gels, diatomaceous earth), insecticidal soaps, boric acid powder, horticultural oils, and pyrethrin-based insecticides.</p> <ul style="list-style-type: none"> • Late evening application of pesticides. • Use of slow release fertilizers. <p>Participation in the Audubon Cooperative Sanctuary Program (ACSP) could also help mitigate storm water runoff impacts from the golf course, although this is not required.</p> | |
| GEOLOGIC STABILITY | | |
| <p>FDP Impact G-1 Due to the presence of active faults in the vicinity of the property and the active Rinconada and Nacimiento Faults located on the Ranch property, the Future Development Program is subject to strong ground shaking and fault rupture hazards. This is a Class II, <i>significant but mitigable</i> impact.</p> | <p>The following mitigation measure would apply to all above-ground structures:</p> <p>ARCS G-1(a) UBC Compliance. Above-ground structures shall be designed and built according to the latest UBC Seismic Zone 4 standards.</p> <p>The following additional mitigation measures are also required to reduce surface rupture hazards:</p> <p>FDP G-1(a) Fault Location Investigations. Prior to site plan approval for any land use located near a mapped fault trace, a subsurface geologic or geotechnical investigation shall be conducted by a qualified engineer in the area proposed for development. As part of the investigation, a special fault investigation shall be initiated in accordance with the State Alquist-Priolo Special Studies Zone Guidelines, to determine and/or confirm exact locations of the Rinconada or Nacimiento Faults.</p> <p>FDP G-1(b) Building Envelope Setbacks. Based on the results of the special fault investigation, all habitable structures and utilities shall be located at least 50 feet from the Rinconada or Nacimiento Fault trace.</p> | <p>Through Code-conformance, implementation of setbacks, and proper engineering design and construction, ground shaking and surface rupture hazards would be less than significant.</p> |
| <p>FDP Impact G-2 Soils within the Ranch property have the potential to present soil-related hazards (expansive soils, erosive soils, settlement) to Future Development Program structures, utilities, and roadways. This is a Class II, <i>significant but mitigable</i> impact.</p> | <p>FDP G-2(a) Avoidance of Soil Hazards. Preferred locations for Future Development Program components shall be in areas of low to moderate soil-related hazards. This may require restricted building envelopes for all Future Development Program land uses except the winery located adjacent to the southeast edge of the community of Santa Margarita and the park and community pool, worship centers, and work force housing envisioned east of the community of Santa Margarita. If future development is proposed in areas containing expansive soils, a high or very high erosion hazard, and/or potential for settlement, the following mitigation measures shall apply:</p> <p>ARCS G-2(a) Soils/Foundation Report. Individual property developers proposing development within the areas identified as having a high shrink-swell potential, high to very high erosion hazard and/or potential for settlement shall submit a</p> | <p>Avoidance of soil-related hazards would ensure less than significant impacts. Should avoidance be infeasible, properly designed and constructed foundations and implementation of a grading and erosion control plan would adequately mitigate the potential for structural problems caused by soil-related hazards, thereby reducing impacts to a less than significant level.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
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| Impact | Mitigation Measures | Residual Impacts |
| | <p>soils/foundation report as part of the application for any proposed Building Permit(s). To reduce the potential for foundation cracking, one or more of the following shall be implemented and/or as recommended by a qualified engineer:</p> <ol style="list-style-type: none"> 1. Use continuous deep footings (i.e., embedment depth of 3 feet or more) and concrete slabs on grade with increased steel reinforcement together with a pre-wetting and long-term moisture control program within the active zone. 2. Removal and recompaction of loose soils. 3. Removal of the highly expansive material and replacement with non-expansive compacted import fill material. 4. The use of specifically designed drilled pier and grade beam system incorporating a structural concrete slab on grade supported approximately 6 inches above the expansive soils. 5. Chemical treatment with hydrated lime to reduce the expansion characteristics of the soils. 6. Where necessary, construction on transitional lots shall include over excavation to expose firm sub-grade, use of post tension slabs in future structures, or other geologically acceptable method. <p>ARCS G-2(b) Grading and Erosion Control Plan (see mitigation for FDP Impact D-2)</p> | |
| <p>FDP Impact G-3 The Ranch property contains many steep slopes and is subject to moderate to high landslide potential. Landsliding has the potential to damage and destroy structures, roadways and other improvements, as well as to alter or block drainage channels, causing further damage and erosion. Soil slumping can damage or destroy structures and lead to erosion problems. This is a Class II, <i>significant but mitigable</i> impact.</p> | <p>FDP G-3(a) Avoidance of Landslide Hazards. Preferred locations for Future Development Program land uses shall be in areas of low landslide potential. If development is proposed in areas with moderate or high landslide potential, the following mitigation measure shall apply:</p> <p>ARCS G-3(a) Geotechnical Investigations and Practices. Each project site pursuant to the Future Development Program shall be inspected to ensure a low risk of landslides or soil slumping. Geotechnical engineering measures, such as shoring soils of any landslide areas shall be required to ensure that the slope will not be destabilized during the grading activity. Remedial measures during grading may include the removal of the slump or debris slide from the top to the toe of slope.</p> <p>In accordance with the applicable building codes, investigations shall be performed prior to construction in areas determined to have a moderate or higher landslide hazard (as seen in Figure 4.6-5). Investigations and practices shall include the following:</p> | <p>With implementation of the above measure, impacts from potential slope stability hazards would be less than significant.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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| Impact | Mitigation Measures | Residual Impacts |
| | <p>a) Prior to issuance of any building permits, a qualified geotechnical engineer and/or engineering geologist shall prepare thorough geologic/geotechnical studies, and a slope stability analysis which shall incorporate lot-specific recommendations. The slope stability analysis shall at a minimum meet the requirements of CDMG 1997 (Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117). In addition, the stability analysis shall meet the requirements of the County Planning and Building Department.</p> <p>b) During grading, engineering geologists and geotechnical engineers shall confirm preliminary findings reported in the preliminary studies.</p> <p>All applicable recommendations of final geologic and geotechnical investigations prepared for Future Development Program land uses shall be implemented. These recommendations may include: avoidance of or setbacks from historic landslide deposits or areas susceptible to a potential for landslides; the restriction of grading in areas with landslide hazards; drainage improvements to ensure potential landslide areas do not become saturated; excavating standard keyways and benches in a stair-step configuration; water addition or drying-out as needed to bring soils to an acceptable moisture content; limitations on cut and fill slope gradients; and/or removal and backfilling or potential landslide areas.</p> | |
| <p>FDP Impact G-4 Seismic activity could produce sufficient ground shaking which may result in liquefaction of soils near streams on the Ranch property. Future development located in these areas could be subject to high liquefaction hazards. This is a Class II, <i>significant but mitigable</i>, impact.</p> | <p>FDP G-4(a) Avoidance of Liquefaction Hazards. Preferred locations for Future Development Program land uses shall be in areas of low liquefaction potential. Should development be proposed within this area, the following mitigation measure shall apply:</p> <p>ARCS G-4(a) Reduction of Liquefaction Potential. Appropriate techniques to minimize liquefaction potential shall be prescribed by an engineering geologist and implemented by the applicant prior to issuance of Building Permits. Suitable measures to reduce liquefaction impacts shall include one or more of the following as recommended by a qualified engineer: specialized design of foundations by a structural engineer, removal or treatment of liquefiable soils to reduce the potential for liquefaction, drainage to lower the groundwater table to below the level of liquefiable soils, in-situ densification of soils, or other alterations to the ground characteristics. All structures shall comply with applicable methods of the Uniform Building Code [refer to ARCS G-1(a) (UBC Compliance)].</p> | <p>With implementation of the above measure, impacts from potential liquefaction would be less than significant.</p> |
| <p>FDP Impact G-5 Future Development Program land uses could be located on surface</p> | <p>The following mitigation measure would apply to all future land uses:</p> <p>ARCS G-5(a) Subdrains. An engineering geologist or a soils engineer shall observe</p> | <p>With implementation of the required measure, impacts related to subsurface water</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|--|---|
| Impact | Mitigation Measures | Residual Impacts |
| materials which allow for percolation of groundwater, resulting in seepage into building foundations. This is a Class II, <i>significant but mitigable</i> , impact. | construction activities to review the potential for subsurface water. As determined necessary by a qualified engineer, subdrains shall be installed within foundations, soft soils, or roadways, to alleviate ponding of water. No additional mitigation is required. | would be less than significant. |
| LAND USE | | |
| FDP Impact LU-1 Construction activity associated with the Future Development Program would create temporary noise, air quality, and visual resource impacts due to the use of construction equipment and generation of fugitive dust. These effects could cause nuisances at adjacent properties and disrupt agricultural activity. However, these impacts would be temporary in nature and are Class II, <i>significant but mitigable</i> . | No mitigation measures are required beyond those identified in Sections 4.8, <i>Noise</i> , 4.2, <i>Air Quality</i> , and 4.13, <i>Visual Resources</i> . | Temporary land use compatibility conflicts related to construction activity would be less than significant. |
| FDP Impact LU-2 Buildout of the Future Development Program would result in a new concentration of population and the loss of a substantial area of open land. However, the Future Development Program incorporates requirements for agricultural preservation, residential development, and non-residential land uses as outlined in the San Luis Obispo County Land Use Ordinance Salinas River Rural Area Standards. Future Development Program land uses have therefore been anticipated in the County General Plan. Impacts would be Class III, <i>less than</i> | No mitigation measures are required. | Impacts are less than significant. |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|---|
| Impact | Mitigation Measures | Residual Impacts |
| <i>significant.</i> | | |
| NOISE | | |
| <p>FDP Impact N-1 Construction of the Future Development Program land uses could generate nuisance noise levels at the nearest sensitive receptors. Later phases of construction would also expose occupants of previous phases of Future Development Program implementation to nuisance noise levels. This is a Class II, <i>significant but mitigable</i> impact.</p> | <p>The following mitigation measures would apply to all construction of Future Development Program land uses within 1,600 feet of a sensitive receptor:</p> <p>ARCS N-1(a) Construction Hours. Hours of construction noise which will cross a property line shall be limited to the hours between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on weekends.</p> <p>ARCS N-1(b) Construction Noise Attenuation. For all Future Development Program construction activity, additional noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by the County of San Luis Obispo noise standards. The following measures shall be incorporated into contract specifications to reduce the impact of construction noise.</p> <ul style="list-style-type: none"> • All construction equipment shall have properly maintained sound-control devices. No equipment shall have an unmuffled exhaust. • Contractors shall implement appropriate additional noise attenuation techniques including, but not limited to, siting the stationary construction equipment away from residential areas to the extent possible, and notifying adjacent residents in advance of construction work. <p>ARCS N-1(c) Construction Equipment. Stationary construction equipment that generates noise that exceeds 60 dBA CNEL at the boundaries of adjacent residential properties shall be baffled. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Unnecessary idling of internal combustion engines shall be prohibited. Whenever feasible, electrical power shall be used to run air compressors and similar power tools.</p> <p>No additional mitigation measures are required.</p> | <p>With implementation of recommended mitigation measures, construction noise impacts would be less than significant.</p> |
| <p>FDP Impact N-3 The Future Development Program would place sensitive receptors in areas exposed to nuisance noise levels. This is a Class II, <i>significant but mitigable</i>, impact.</p> | <p>FDP N-3(a) Avoidance of Roadway Noise Nuisance. Preferred locations for Future Development Program components shall be in areas outside of projected 60 dBA noise contours. If future development is proposed in areas within the 60 dBA CNEL noise contour for area roadways, Future Development Program measure N-3(b) (Reduction of Nuisance Noise) shall apply.</p> <p>FDP N-3(b) Reduction of Nuisance Noise. For any noise sensitive development proposed within projected 60 dBA noise contours, a site-specific acoustical study shall be conducted. This study shall contain recommendations to mitigate any noise</p> | <p>Impacts would be less than significant. It should be noted that the construction of sound attenuation devices may create aesthetic impacts that may be undesirable and may affect the rural character of the area. To mitigate this potential secondary impact to the degree feasible,</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>levels that exceed the County's standard of 60 dBA CNEL. Because no application has been filed subsequent to the Agricultural Residential Cluster Subdivision, the specific attenuation methods cannot be definitively determined. Options could include one or more of the following approaches:</p> <ul style="list-style-type: none"> • Construction of a berm or wall; • Design of individual homes such that structures block the line-of-sight from useable backyards to the noise source; • For homes with backyards not blocked by intervening structures, backyard fencing of sufficient height to block line-of sight to the noise source; • Placement of windows and balconies away from the noise source, as applicable; • Within residences, bathrooms and kitchens should be located toward the noise source, while bedrooms should be located away from the noise source; or • Development should follow normal construction practices and Uniform Building Code requirements. Use of noise reducing building materials, such as double paned windows, shall be used to further reduce indoor noise levels by insulating against outdoor noise sources. | <p>the following measure is recommended:</p> <p>FDP N-3(b) Sound Wall Design. Long expanses of walls or fences shall be interrupted with offsets and provided with accents to prevent monotony. Landscape pockets and pedestrian access through walls should be provided. Whenever possible, a combination of elements shall be used, including solid fences, walls, and, landscaped berms.</p> |
| <p>FDP Impact N-5 The Future Development Program would place additional receptors in the vicinity of the Union Pacific Railroad (UPRR), exposing future residents to noise levels exceeding County noise standards. This is a Class II, <i>significant but mitigable</i>, impact.</p> | <p>FDP Impact N-5(a) Avoidance of Railroad Noise Nuisance. Preferred locations for noise-sensitive Future Development Program components shall be outside of the 60 dBA CNEL contour line (572 feet from the centerline of the railroad). This may require restricted building envelopes for the residential village, guest ranch, lodge, work force housing, places of worship, and neighborhood park. If future development of noise sensitive uses is proposed in within the 60 dBA CNEL contour, Planning and Building shall ensure that Future Development Program measure N-3(b) (Reduction of Nuisance Noise) is applied.</p> | <p>Avoidance of nuisance noise levels would ensure less than significant impacts. Should avoidance be infeasible, implementation of barrier methods and/or residential building design intended to reduce indoor and outdoor noise levels would mitigate nuisance noise experienced by future sensitive receptors, thereby reducing impacts to less than significant levels.</p> |
| PUBLIC SAFETY | | |
| <p>FDP Impact S-1 Development in accordance with the Future Development Program would occur in areas historically used for agricultural production with soils that could contain residual</p> | <p>FDP S-1(a) Soil and Groundwater Assessment. Prior to construction of any of the Future Development Program conceptual land use areas historically used for agriculture, a soil and groundwater assessment shall be completed by a registered soils engineer or soils remediation specialist to determine the presence or absence of regulated contaminants within the area of development. This assessment shall target agricultural chemicals that may have been used in the historically farmed portions of</p> | <p>With implementation of the above measures, hazardous materials impacts would be less than significant.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|---|
| Impact | Mitigation Measures | Residual Impacts |
| quantities of presently-banned agricultural chemicals. The exposure of future site construction workers and residents to these contaminants is a Class II, <i>significant but mitigable</i> impact. | <p>the Ranch property and contamination associated with the off-site petroleum pump station and on-site pipelines. If soil or groundwater sampling indicates the presence of any contaminant in quantities not in compliance with applicable laws, the Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances Control (DTSC) shall be contacted by the project applicant to determine any necessary remediation efforts. Soils and/or groundwater shall be remediated in compliance with applicable laws. Site assessments that result in the need for soil excavation are required to include: an assessment of air resource impacts and health impacts associated with excavation activities; identification of any applicable local standards that may be exceeded by the excavation activities, including dust and noise levels; transportation impacts from the removal or remediation activities; and risk of upset management practices shall employed if an accident occurs on or off the site. A copy of applicable remediation certification from RWQCB and/or DTSC, or written confirmation that a certification is not required shall be submitted to Planning and Building prior to issuance of a building permit.</p> <p>FDP S-1(b) Potential Discovery of Groundwater. In the event that groundwater is encountered during grading or construction, all grading or construction work in the vicinity of the groundwater will be halted. The groundwater shall be tested for TPH and VOC, and be screened for common industrial groundwater pollutants using EPA testing method 8260b. If one or more pollutants are found in unsafe concentrations, the water shall be treated to a concentration below RWQCB standards, by a County approved registered environmental assessor or environmental engineer in consultation with RWQCB before the water can be released into the watershed. Such testing can occur in advance of grading activities to preclude the possibility of watershed contamination.</p> <p>FDP S-1(c) Screening of Imported Fill Material. Prior to issuance of building permits, a soils engineering study and hazardous materials report of all imported fill materials shall be prepared by a qualified professional and submitted to the County Engineer for review. The soils engineer study and hazardous materials report shall demonstrate that all imported fill materials maintain engineering properties that are suitable for site development, and are free from contaminants that exceed threshold health and public safety levels.</p> | |
| FDP Impact S-2 Highway and railway accidents pose a direct threat to public safety at crossings and along transportation corridors. | Transport of hazardous materials on Highway 101, Highway 58 and the UPRR corridor will be required to comply with all federal, state, and local laws pertaining to the handling of hazardous materials. In addition, the following measure is also required: | With implementation of the above measure, impacts related to transportation corridor safety would be less than significant. |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|---|---|
| Impact | Mitigation Measures | Residual Impacts |
| <p>Accidents involving hazardous materials could potentially create a public safety hazard by exposing people to contaminants. Due to the potential proximity of transportation corridors to Future Development Program components, this is a Class II, <i>significant but mitigable</i> impact.</p> | <p>FDP S-2(a) Transportation Corridor Safety Plan. As part of the Specific Plan for future development on the property (or within individual development plans as applicable), a transportation corridor safety plan shall be prepared and shall include a detailed evaluation of safety impacts associated with Future Development Program land uses located in proximity to the UPRR rail line, Highway 101 and SR 58. At a minimum, the Transportation Corridor Safety Plan shall consider the following measures:</p> <ul style="list-style-type: none"> • Required setbacks between transportation corridors (including UPRR, Highway 101 and SR 58) and Future Development Program structures, pathways, and public use areas, in accordance with County, Caltrans, UPRR, and CPUC standards. • Identification of a safe and accessible pedestrian/ bicycle/equestrian crossing where the Future Development Program trail crosses the UPRR. This crossing shall be designed to allow pedestrians, bicyclists, and equestrians to safely travel across the tracks. The crossing shall be reviewed by County Parks and Recreation, UPRR and CPU. • Identification of signage that directs people to the pedestrian/bicycle/ equestrian railroad crossing in obvious and appropriate locations along the railroad right-of-way near future development. • Fencing and vegetative screening between future development and adjacent railroad tracks. Coordination with the UPRR and the County is required to determine the appropriate height and type of fencing. This fencing can be integrated with barriers that are required to meet noise attenuation standards (See impact N-4 in Section 4.9, <i>Noise</i>). • Location of the trail as far away from the active rail line and highways as possible, and maintenance or creation of a height separation between the trail and transportation corridors. • Identification of emergency response access and practices in the event of a railway or highway accident or hazardous materials release. • Public disclosure of potential hazards to trail users, occupants and residents of Future Development Program land uses. | |
| <p>FDP Impact S-3 The Future Development Program includes land uses that may involve the use, transport, or storage of limited quantities of hazardous chemicals. The potential public safety impact associated with</p> | <p>The following mitigation measure would apply to the Future Development Program land uses:</p> <p>ARCS S-4(a) Chemical Storage. All chemicals are to be stored in a locked and labeled enclosure. The enclosure shall be properly placarded in accordance with County of San Luis Obispo Fire Department requirements. Emergency telephone numbers shall be properly displayed in and near the chemical storage areas.</p> | <p>With implementation of the required measure, impacts related to chemical storage would be less than significant.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|---|---|
| Impact | Mitigation Measures | Residual Impacts |
| these chemicals would be a Class II, <i>significant but mitigable</i> impact. | Material Safety Data Sheets shall be kept within the enclosure in a location accessible to all who handle the chemicals. All chemicals shall be used in a manner consistent with their purpose. Personnel who handle chemicals shall be trained in their proper use, storage, and disposal. No additional mitigation is required. | |
| FDP Impact S-4 Development may result in traffic safety hazards due to conflicts between proposed uses and existing off-site mining operations and on-site agricultural operations. This is a Class II, <i>significant but mitigable</i> , impact. | FDP S-4(a) Farm and Quarry Equipment Pull-Outs. To reduce potential vehicle conflicts, pullouts shall be provided on shared roadways where necessary, as determined by the County Public Works Department. Where pullouts are not feasible, additional shoulder width shall be provided along El Camino Real north of the community of Santa Margarita, SR 58 east of Santa Margarita, and West Pozo Road. | With implementation of the above measure, impacts related to traffic safety conflicts would be less than significant. |
| FDP Impact S-6 The Future Development Program envisions a golf course southwest of the community of Santa Margarita, south of El Camino Real. The proximity of existing and future residential and commercial uses to the future golf course could result in hazards related to errant golf balls. This is a Class II, <i>significant but mitigable</i> , impact. | FDP S-6(a) Fairway Orientation. The envisioned golf course shall be designed to orient fairways away from existing and future residential lots, resort, and restaurant uses. FDP S-6(b) Disclosure of Errant Golf Ball Hazard. Upon the transfer of real property and execution of leases on properties surrounding the potential golf course, the transferor will be required to deliver to the prospective transferee a written disclosure statement that shall make all prospective property owners and renters aware that although potential impacts or discomforts associated with errant golf balls may be lessened by the golf course design, some level of nuisance would remain. This notification will be required to include disclosure of potential property damage and health hazards nuisances associated with errant golf balls. | With implementation of the above measures, impacts related to errant golf balls would be less than significant. |
| FDP Impact S-7. Large-scale grading and excavation operations during construction of Future Development Program land uses could expose construction workers and other individuals to valley fever. Impacts are Class II, <i>significant but mitigable</i> . | The following mitigation measure would apply to the Future Development Program land uses: ARCS AQ-2(b) Dust Control. The following measures shall be implemented to reduce PM ₁₀ emissions during future project construction: <ul style="list-style-type: none"> • Reduce the amount of the disturbed area where possible; • Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water shall be applied as soon as possible whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible; • All dirt-stock-pile areas shall be sprayed daily as needed; • Permanent dust control measures shall be identified in the approved project revegetation and landscape plans and implemented as soon as | With implementation of the above measures, impacts related to valley fever would be less than significant. |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|---|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>possible following completion of any soil disturbing activities;</p> <ul style="list-style-type: none"> • Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established; • All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; • All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; • Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; • All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114; • Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and • Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible. <p>The above measures shall be shown on development plans.</p> <p>ARCS AQ-2(d) Dust Control Monitor. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.</p> <p>ARCS AQ-2(e) Active Grading Areas. Prior to commencement of improvements, a Construction Management Plan shall be submitted for county approval that shows how the project will not exceed continuous working of more than four acres at any given time (according to the APCD, any project with a grading area greater than 4 acres of continuously worked area will exceed the 2.5 ton PM₁₀ quarterly threshold). The Dust Control Monitor shall</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>verify in the field during tract improvements that the Construction Management Plan is being followed.</p> <p>These measures would minimize dust generation, thereby minimizing exposure to valley fever, should it be present.</p> | |
| PUBLIC SERVICES AND UTILITIES | | |
| <p>FDP Impact PS-2 The Future Development Program currently lacks sufficient defensible space features that could result in impacts related to public safety. Such safety concerns would be a Class II, <i>significant but mitigable</i> impact.</p> | <p>The following mitigation measure would apply to the Future Development Program land uses:</p> <p>ARCS PS-2(a) Defensible Space Features. Future applicants shall implement defensible space features, including security lighting, in common areas, subject to the review and approval of the Sheriff's Department. In addition, future developers shall incorporate structural defensible space features, including burglary-resistant hardware, into individual building plans.</p> <p>No additional mitigation is required.</p> | <p>With implementation of the required measure, impacts would be less than significant.</p> |
| <p>FDP Impact PS-3 The Future Development Program would increase the number of residents and occupants served by the CDF/County Fire Department and is located within in a high to very high fire hazard area. The increase may substantially affect the personnel, equipment or organization of the Fire Department which could impede emergency access to the proposed residences. This would be a Class II, <i>significant but mitigable</i>, impact.</p> | <p>ARCS PS-3(a) (Santa Margarita Ranch Fire Station) requires the dedication of land for a new CDF/San Luis Obispo County Fire Station in the Santa Margarita Ranch area. The construction and staffing of a fire station in this area would improve response times to Future Development Program land uses to 5 minutes (Robert Lewin, Fire Marshall, Personal Communication, June 29, 2006). However, because this measure requires the dedication of land only, Future Development Program land uses may be constructed prior to construction and operation of the station. Therefore, the introduction of Future Development Program residents and occupants into a high to very high fire hazard area would be a potentially significant impact. Therefore, the following measures would apply to the Future Development Program.</p> <p>ARCS PS-3(a) Fire Station. Future applicants shall provide for the construction of a new CDF/San Luis Obispo County Fire Station either through the dedication of land or through the payment of in lieu fees, as determined in consultation with the Public Works Department and CDF/San Luis Obispo County Fire Department.</p> <p>ARCS PS-3(b) On-Site Fire Protection. Road widths and circulation, as well as the placement of fire hydrants and installation of automatic sprinkler systems, shall be designed with the guidance of the Fire Department. A road system that allows unhindered Fire Department access and maneuvering during emergencies shall be provided. Specifically, the following measures are required:</p> | <p>With implementation of the required measures, impacts related to fire protection services would be less than significant.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| | <ul style="list-style-type: none"> • Roads must be an all weather surface at least 20 feet in width, unobstructed by parking. Cul-de-sacs and turnouts must be to Fire Department standards. As the on-site roads are proposed to be a private system, there must be on-going, legally binding provisions in effect to maintain the roads to Fire Department approval. • Road grades on all roads shall not exceed 16%, per the Uniform Fire Code. • Address numbers and street signs shall be lighted to County standards so that emergency vehicles including police and ambulances can locate residences in the event of any emergency. • All fire apparatus access roads and driveways shall be designed and maintained to support the imposed loads of 20 tons at 25 mph, and shall be provided with a surface so as to provide all-weather driving capabilities and maintain 90% compaction. <p>ARCS PS-3(c) Fire/Vegetation Management Plan. Future applicants shall prepare and submit a Fire/Vegetation Management Plan to the Fire Department that will meet the following requirements:</p> <ul style="list-style-type: none"> • The plan must set forth requirements to assure ongoing protection of all structures and roads, both prior to and after lot sales. • The plan shall require 100 feet of clearance from chaparral brush to structures throughout the development, and 30 feet of clearance from grasslands to structures throughout the development. • Vegetation within the first 30 feet of all structures must be strictly irrigated and controlled, with specific shrub species eliminated. No conifer (except Monterey pine, single specimen), eucalyptus, juniper, cypress, pampas grass, acacia, or palm trees shall be allowed within the 100-foot zone. Coastal live oak (<i>Quercus</i> sp.), California sycamore, Toyon and shrubs/trees approved by the County Fire Department will be acceptable within the 100-foot zone as well as the 30-foot zone. • The plan shall outline vegetation management standards within the 30-foot buffer zone, such as: <ul style="list-style-type: none"> ▪ Grasses and groundcovers shall be maintained at no more than 18 inches in height on slopes that require erosion control measures. Grasses shall be mowed elsewhere. ▪ Trees must be limbed up to one third of their height to a maximum of 10 feet. ▪ Flammable native shrubs shall not be planted or allowed to grow in | |



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|--|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>continuous masses. Small clusters will be allowed as long as the minimum space between clusters is observed.</p> <ul style="list-style-type: none"> • The Fire/Vegetation Management Plan must clearly state exactly what management practices must be accomplished, date of annual compliance, and responsibility for cost of compliance. • The plan must also include a Wildland Emergency Response check list (approved by County Fire Department) to be made available to all residents. <p>ARCS PS-3(d) Structural Safeguards. Future applicants shall provide the following structural safeguards:</p> <ul style="list-style-type: none"> • <i>Class A Roofs.</i> All structures shall have non-wood Class A roofs, with the ends of tile blocked, spark arresters visible from the street, proper vent screens, and non-combustible gutters and down spouts. No combustible paper in or on attic insulation shall be allowed. • <i>Design of Accessory Features.</i> Decks, gazebos, patio covers, and fences, must not overhang slopes and must be of one-hour fire retardant construction. Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be noncombustible. • <i>Power Lines.</i> All new power lines shall be installed underground in order to prevent fires caused by arcing wires. • <i>Fire Walls.</i> Structures adjacent to open space areas shall have one hour rated exterior fire walls, with exteriors walls being more than 2 inches thick, and must not contain vinyl or plastic window frames or rain gutters or down spouts. <p>No addition mitigation is required.</p> | |
| <p>FDP Impact PS-4 The Future Development Program would generate an estimated 224 elementary, middle and high school students. Students generated by the residential components of the Future Development Program would result in overcrowded conditions at Santa Margarita Elementary School. Impacts to this school</p> | <p>The following additional mitigation measure is also required to reduce impacts to schools:</p> <p>FDP PS-4(a) Buildout Date Notification. Any project applicant pursuant to the Future Development Program, subsequent to the Agricultural Residential Cluster Subdivision, shall work cooperatively with the Atascadero Unified School District regarding the timeframe of expected project completion, primarily for the purpose of notifying the district in advance to assist in their long-range planning efforts.</p> | <p>Compliance with applicable conditions of approval and the above mitigation measure would reduce impacts to a less than significant level.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

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| are Class II, <i>significant but mitigable</i> . | | |
| <p>FDP Impact PS-5 The Future Development Program would generate approximately 1,121.6 tons of solid waste per year, from residential and commercial uses. The solid waste disposal services and landfill that would serve the Future Development Program have adequate capacity to accommodate the waste generated by the Future Development Program. However, the Future Development Program would result in the use of part of the limited remaining capacity of the landfill. Therefore, solid waste generation would be a Class II, <i>significant but mitigable</i> impact.</p> | <p>The following mitigation measures would also apply to Future Development Program land uses:</p> <p>ARCS PS-5(a) Construction Solid Waste Minimization. During construction, the following mitigation measures shall be implemented to reduce solid waste generation to the maximum extent feasible:</p> <ul style="list-style-type: none"> • Prior to construction, future contractors shall arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials shall be located on-site. Future applicants, or authorized agents thereof, shall arrange for pick-up of recycled materials with a waste collection provider or shall transport recycled materials to the appropriate service center. Wood, concrete, drywall, metal, cardboard, asphalt, soil, and land clearing debris may all be recycled. • Future contractors shall designate a person to monitor recycling efforts and collect receipts for roll-off bins and/or construction waste recycling. All subcontractors shall be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins. • Future contractors shall use recycled materials in construction wherever feasible. • The above construction waste recycling measures shall be incorporated into the construction specifications for future contractors. <p>ARCS PS-5(b) Recycling Plan. A long term plan for recycling shall be developed with specific collection goals for each recyclable material category and a method to track quantities of materials. The goal shall be a 50% waste stream diversion. The Applicants shall provide this plan prior to final occupancy. The plan shall include, at a minimum upon concurrence of the Public Works Department, the following items:</p> <ul style="list-style-type: none"> • Description of all activities which shall reduce solid waste generation by a minimum of 50%; • Methodology for monitoring activities for program effectiveness/efficiency; | <p>With implementation of the above measures, impacts related to solid waste generation would be less than significant.</p> |



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|--|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <ul style="list-style-type: none"> • Compilation and provision of quarterly diversion updates/reports to the County 30 days after the end of each calendar quarter listing the amount of wastes disposed and recycled by tons; • Listing of solid waste/recycling/service providers utilized to provide recycling/composting/waste reduction programs; and • Annual evaluation of program submitted to the Public Works Department. <p>The following additional mitigation measure is also required to reduce impacts related to solid waste generation:</p> <p>FDP PS-5(a) Non-Residential Recycling. All Future Development Program commercial development shall include mixed office paper, cardboard, scrap metal, newspaper, glass and plastic bottles, and metal cans (aluminum and steel) recycling receptacles.</p> | |
| RECREATION | | |
| <p>FDP Impact R-1 The implementation of 514 residential units in the Future Development Program would generate demand for parkland. Although the Future Development Program includes the dedication of 5 acres of parkland, including a community swimming pool, Future Development Program residential development that may occur prior to implementation of the parks and recreational facilities could burden existing community recreational facilities. This would be a Class II, <i>significant but mitigable</i> impact.</p> | <p>FDP R-1(a) Community Park Implementation Timing. The Specific Plan shall specify that the 5-acre community park and swimming pool shall be constructed prior to residential development pursuant to the Future Development Program.</p> | <p>Impacts would be less than significant.</p> |
| <p>FDP Impact R-2 The Future Development Program would include a multi-purpose trail. However, the Future</p> | <p>FDP R-2(a) Juan Bautista de Anza Historic Trail Connections. As part of the Specific Plan for future development on the Ranch property and in accordance with the County's adopted Parks and Recreation Element, the applicant shall dedicate right-of-way for the County's implementation of the Juan Bautista de Anza Historic</p> | <p>Impacts related to provision of the trail connection would be beneficial. It should be noted that secondary impacts</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| Development Program does not provide public trails that would fully implement the Juan Bautista de Anza Historic Trail through the property. This is a Class II, <i>significant but mitigable</i> , impact related to parks and recreation. | Trail between the eastern terminus of the envisioned Future Development Program trail concept study area and the trail easements in the northern portion of the property, on the Margarita Farms subdivision site, and any other trail alignments identified in the Parks and Recreation Element . The precise trail alignments and features shall be determined in consultation with the County Parks and Recreation Department. The trail shall be implemented in accordance with County standards concurrently with the start of construction. | associated with construction of the trail connection (e.g., biological resources impacts, visual impacts) would vary depending on the ultimate location of the trail alignment. Since the precise location of the trail within the trail concept study area has not been determined, precise environmental impacts associated with the trail would be too speculative to address at this time. Environmental impacts associated with implementation of such improvements would be evaluated in separate environmental documentation prepared pursuant to the California Environmental Quality Act (CEQA) as part of the Specific Plan or individual development review process, as applicable, for future development on the property. |
| TRANSPORTATION AND CIRCULATION | | |
| FDP Impact T-4 The addition of traffic generated by the Future Development Program may result in conflicts with pedestrians and bicyclists, as well as increase demand for transit services. Impacts are Class II, <i>significant but mitigable</i> . | <p>FDP T-4(a) Bicycle Facilities. Future applicants shall contribute fair share fees to pay for Bike lanes shall be installed in both directions on El Camino Real in downtown Santa Margarita, consistent with the <i>Santa Margarita Design Plan</i>. Because El Camino Real (SR 58) is a state-maintained roadway, this measure would require Caltrans approval.</p> <p>FDP T-4(b) Pedestrian Facilities. The applicant shall pay fair share fees for the installation of a A center median lane along El Camino Real in downtown Santa Margarita shall be installed, consistent with the <i>Santa Margarita Design Plan</i>. Provision of a center median lane would reduce capacity in the corridor by focusing access to adjacent properties at intersections. Vehicles would still be able to make u-turns to access development. The applicant shall also pay fair share fees for the installation of in- pavement lighting at crosswalks shall also be installed, which can and may be installed on state-maintained roadways. Right-of-way along Future</p> | <p>With implementation of the above mitigation measure, impacts related to automobile-bicycle conflicts and demand on pedestrian and transit facilities would be reduced to a less than significant level.</p> <p>Implementation of most required pedestrian, bicycle and transit improvements would not result in significant environmental impacts since improvements would occur within existing disturbed rights-</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|--|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| | <p>Development Program access roads shall be preserved for the installation of sidewalks. Because El Camino Real (SR 58) is a state-maintained roadway, this measure would require Caltrans approval.</p> <p>FDP T-4(c) Transit Facilities. Future applicants shall contribute in-lieu fees to pay for the installation of Bus stops shall be installed near Future Development Program land use access points, such as at the El Camino Real/Wilhelmina Avenue intersection, and coordinate ion shall be occur during Specific Plan preparation and/or construction of the first Future Development Program component on the Ranch property, whichever comes first, with the San Luis Obispo Regional Transit Authority to adjust the bus schedules to meet increased demand. The future Specific Plan shall specify The number and location of bus stops shall be identified prior to occupancy clearance for the first Future Development Program component on the Ranch property. Because transit facilities may be located on a state-maintained roadway (SR 58), this measure would require Caltrans approval.</p> | <p>of-way. It should be noted that impacts associated with implementation of required transportation improvements (e.g., construction impacts, aesthetic impacts) are discussed in other impact sections of this EIR to the extent possible. However, since the final designs of required transportation improvements have not been determined, precise environmental impacts associated with future improvements would be too speculative to address at this time. Environmental impacts associated with required transportation improvements would be evaluated at a project level of detail in separate environmental documentation prepared pursuant to the California Environmental Quality Act (CEQA), including as part of the Specific Plan or individual development review process, as applicable, for future development on the property.</p> |
| WATER AND WASTEWATER | | |
| <p>FDP Impact W-2 Since the capacity, features, location and timing of the potential future sewage treatment facility envisioned for dedication have not yet been determined, individual future developments could require the use of septic systems prior to treatment plant</p> | <p>The following mitigation measures would apply to all Future Development Program land uses constructed prior to implementation of a Wastewater Treatment Plant:</p> <p>ARCS W-2(a) Septic Tank Maintenance Plan and Monitoring. Future applicants shall prepare a Septic Tank Maintenance Plan. The Plan shall require a minimum tank cleaning frequency of once every two five years, delineate proposed groundwater monitoring locations, and recommended frequency of collection and analysis. Future applicants shall install groundwater monitoring wells, which shall be sited and designed by a qualified hydrogeologist.</p> | <p>With implementation of the above measures, impacts related to wastewater disposal would be less than significant.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|--|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| <p>implementation. Percolation tests have not been completed for any Future Development Program land uses. Therefore, it is not known if area soils would provide sufficient percolation to support effluent disposal fields. Improper disposal field design could result in health hazards or potential ground and surface water contamination. Therefore, the Future Development Program would result in Class II, <i>significant but mitigable</i> impacts related to wastewater disposal.</p> | <p>ARCS W-2(b) Septic Tank and Leachfield Site Plans. Future applicants shall develop and submit septic tank and leachfield site plans for each proposed lot, as well as percolation tests and borings in accordance with County leachfield design/construction requirements. Future applicants shall demonstrate sufficient leachfield percolation for each proposed residential unit and lot, in accordance with County standards.</p> <p>The following additional mitigation measures are required to reduce impacts related to wastewater disposal:</p> <p>FDP W-2(a) Groundwater Characterization Study. As part of the Specific Plan for future development on the property (or within individual development plans as applicable), a characterization of existing groundwater and estimate of assimilative capacity of groundwater underneath each Future Development Program development area (or individual septic field locations, as applicable) shall be performed. Characterization would be required prior to any future development projects on the Ranch property subsequent the Agricultural Residential Cluster Subdivision. The Characterization Study shall analyze long-term hydraulic disposal capacity, subsurface soil profiles, groundwater lateral hydraulic gradient and mounding potential, and assimilative capacity of the site(s) for water quality constituents of concern.</p> <p>FDP W-2(b) Wastewater Master Plan. Implementation of the wastewater treatment facility should proceed in advance of the first Future Development Program subdivision proposed subsequent to the Agricultural Residential Cluster Subdivision. A Community Wastewater Collection, Treatment, and Disposal Facility Master Plan shall be created as part of the required Specific Plan for future development subsequent to the Agricultural Residential Cluster Subdivision. The Plan shall be completed after the groundwater characterization study and shall address alternative sites for treatment facilities, process alternatives, and disposal/reuse options for buildout of the property as well as provisions to serve the existing community of Santa Margarita. The Plan shall present a phased implementation strategy to address project-by-project impacts as the Future Development Program is implemented. Objectives shall be developed by the County and Regional Water Quality Control Board prior to acceptance or approval of the Plan. A regional or decentralized wastewater treatment system designed to County and Regional Water Quality Control Board requirements shall be implemented. The Wastewater Master Plan shall specify and require maintenance and best management practices for</p> | |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE | | |
|---|---|--|
| Impact | Mitigation Measures | Residual Impacts |
| | operation. The Master Plan shall also investigate the feasibility of irrigating Future Development Program landscaping and recharging groundwater with treated effluent from the wastewater treatment facility. | |
| FDP Impact W-3 Wastewater discharge systems can degrade groundwater quality if wastes are put into the discharge systems that are harmful to groundwater quality. Impacts are Class II, <i>significant but mitigable</i> . | <p>The following mitigation measures would apply to all Future Development Program land uses:</p> <p>ARCS W-3(a) Water Softeners. Future Development Program land uses shall be prohibited from installing water softeners which require on-site regeneration or are self-regenerating. Off-site regenerated water softeners shall be allowed if they are regenerated outside the Santa Margarita Ranch.</p> <p>ARCS W-3(b) Pollutant Input Minimization. Upon the transfer of real property and execution of leases, the transferor will be required to deliver to the prospective transferee the Santa Margarita Ranch Mutual Water Company shall annually include a written statement with resident water bills that describes methods to prevent degradation of water quality in septic systems. The flyer shall state that chemicals, paints, solvents, pesticides, herbicides, or other household hazardous wastes shall not enter drains.</p> | With implementation of the required measures, impacts related to water quality would be less than significant. |



**Table ES-4. Summary of Future Development Program
 Environmental Impacts, Mitigation Measures, and Residual Impacts**

| CLASS III IMPACTS: LESS THAN SIGNIFICANT | | |
|--|---|---|
| Impact | Mitigation Measures | Residual Impacts |
| DRAINAGE, EROSION AND SEDIMENTATION | | |
| FDP Impact D-1 During construction, disrupted soil may be subject to erosion, sedimentation, and pollutant discharges. This is a Class III, <i>less than significant</i> impact. | Compliance with the National Pollutant Discharge Elimination System (NPDES) program and compliance with county grading and storm water ordinances would ensure less than significant impacts. | Impacts would be less than significant. |
| NOISE | | |
| FDP Impact N-4 Receptors included in the Future Development Program would likely be exposed to runway noise generated by aircraft flying overhead. Although these periodic events could produce periodic noise levels greater than 60 dBA, the 24-hour CNEL noise levels at these receptors would not exceed the County CNEL threshold of 60 dBA. This is a Class III, <i>less than significant</i> impact. | Because the Future Development Program would not expose future residents to aircraft noise that exceeds 60 dBA CNEL, mitigation is not required. | Impacts are less than significant without mitigation. |
| FDP Impact N-6 Sensitive receptors included in the Future Development Program would likely be exposed to noise generated by the existing private hobby railroad that operates sporadically in the northern portion of the Ranch. Although these periodic events could produce periodic noise levels greater than 60 dBA, the 24-hour CNEL noise levels at these receptors would not exceed the County CNEL threshold of 60 dBA. This is a Class III, <i>less than significant</i> impact. | Because the Future Development Program would not expose future residents to private railroad noise that exceeds 60 dBA CNEL, mitigation is not required. | Impacts are less than significant without mitigation. |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS III IMPACTS: LESS THAN SIGNIFICANT | | |
|--|--|--|
| Impact | Mitigation Measures | Residual Impacts |
| <p>FDP Impact N-7 The Future Development Program includes nine wineries that would hold special events throughout the year and an amphitheater. Noise generated during special events and at the amphitheater, including amplified music, would not significantly affect off-site receptors due to the distance between receptors and anticipated noise sources, and existing County special event permitting requirements. This is a Class III, <i>less than significant</i> impact.</p> | <p>Because the Future Development Program would not expose receptors to noise levels that exceed County thresholds, mitigation is not required.</p> | <p>Impacts are less than significant without mitigation.</p> |
| PUBLIC SAFETY | | |
| <p>FDP Impact S-5 Future Development Program components would be located in the vicinity of a private air strip. Aircraft overflight areas present a potential for aircraft accidents that could result in personal injury or property damage. With compliance with Federal Aviation Administration (FAA) safety requirements, these impacts would be considered Class III, <i>less than significant</i>.</p> | <p>Beyond compliance with applicable FAA policies and regulations, including FAA notification and review (as applicable), no mitigation measures are required.</p> | <p>Impacts would be less than significant.</p> |
| PUBLIC SERVICES AND UTILITIES | | |
| <p>FDP Impact PS-1 The Future Development Program would increase the population by approximately 1,388 residents. This may incrementally increase demands on the San Luis Obispo County Sheriff's Department. However, upon</p> | <p>Beyond the required fees described in the impact statement, no additional mitigation measures are required.</p> | <p>Impacts would be less than significant.</p> |



Table ES-4. Summary of Future Development Program Environmental Impacts, Mitigation Measures, and Residual Impacts

| CLASS III IMPACTS: LESS THAN SIGNIFICANT | | |
|--|--|--|
| Impact | Mitigation Measures | Residual Impacts |
| payment of public facility fees as a condition of approval of future development, the Future Development Program would not substantially affect the personnel, equipment or organization of the Sheriff's Department. This is a Class III, <i>less than significant</i> impact. | | |
| FDP Impact PS-6. The Santa Margarita Community Library is undersized to serve the increase in population associated with Future Development Program buildout. Payment of required library fees as a condition of approval would ensure Class III, <i>less than significant</i>, impacts to the community library. | Beyond the required fees described in the impact statement, no additional mitigation measures are required. | Impacts would be less than significant. |
| TRANSPORTATION AND CIRCULATION | | |
| FDP Impact T-3 Future Development Program land uses may generate parking demands in excess of future parking supply. However, future applicants would be required to comply with County parking standards, resulting in Class III, <i>less than significant</i> impacts. | No mitigation is required. | With implementation of parking spaces in accordance with County standards, parking impacts would be less than significant. |
| WATER AND WASTEWATER | | |
| FDP Impact W-5 Buildout of the Future Development Program would result in septage load that cannot be managed by local facilities. This would result in Class III, <i>less than significant</i> impacts. envisions nine | Future Development Program measure W-2(b) (Wastewater Master Plan) would reduce winery wastewater-related impacts to a less than significant level. No further mitigation is required. | With implementation of the required measure, impacts related to winery wastewater would be less than significant. |



**Table ES-4. Summary of Future Development Program
 Environmental Impacts, Mitigation Measures, and Residual Impacts**

| CLASS III IMPACTS: LESS THAN SIGNIFICANT | | |
|--|----------------------------|-------------------------|
| Impact | Mitigation Measures | Residual Impacts |
| <p>wineries located throughout the Ranch property. Winery wastewater contains fermentation waste products, cleaning chemicals, and raw source water constituents. Improperly designed irrigation systems and leach fields could potentially backflow and contaminate groundwater. This is a Class II, <i>significant but mitigable</i> impact.</p> | | |

